ORDINANCE NUMBER O- 20540 (NEW SERIES)

AN ORDINANCE AMENDING CHAPTER 13, ARTICLE 2, DIVISION 14 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 132.1402, AND ADDING NEW DIAGRAM 132-14N, RELATED TO THE MID-CITY EASTERN AREA – CHOLLAS TRIANGLE COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE.

WHEREAS, the City desires to amend the Mid-City Communities Plan, the General Plan, and rezone the Chollas Triangle area to allow for multi-family housing in a mixed-use setting with a revised street network and additional park and open space areas; and

WHEREAS, the Chollas Triangle area comprises an approximately 43-acre area between University Avenue to the north, Chollas Creek and Chollas Parkway to the south and east, and 54th street to the west; and

WHEREAS, a Master Plan was prepared for the Chollas Triangle area as part of a Smart Growth Incentive Program Grant funded by the San Diego Association of Governments to provide specific land use, mobility, and urban design recommendations to encourage a mixed-use transit-oriented village supported by public/civic/park space, open space, and creek enhancements within the Chollas Triangle area; and

WHEREAS, the proposed San Diego Municipal Code amendments would help implement the Master Plan's goals and recommendations developed in collaboration with the community; and

WHEREAS, amendments to the San Diego Municipal Code are required to add the Chollas Triangle area to the Community Plan Implementation Overlay Zone; NOW, THEREFORE,

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

Section 1. That Chapter 13, Article 2, Division 14 of the San Diego Municipal Code is a section 132.1402, to read as follows:

§132.1402 Where the Community Plan Implementation Overlay Zone Applies

(a) This overlay zone applies to properties that are identified in a community that we have a supplied to properties that are identified in a community plan as areas requiring supplemental development regulations or

processing of a *development permit* and that have been incorporated by ordinance into this overlay zone. Table 132-14A lists the community plan areas in which this overlay zone has been applied and the corresponding rezone maps that indicate which properties are within the boundaries of the overlay zone. These maps are filed in the office of the City Clerk. The properties within this overlay zone are shown generally on Diagrams

132-14A through 132-14N.

11. 188

Table 132-14A

Community Plans with Property in the Community Plan Implementation Overlay Zone

Community Plan	Map Number Showing Boundaries of CPIOZ Area	
Clairemont Mesa (See Diagram 132-14A)	C-771.1, B-3951	
Linda Vista (See Diagram 132-14C)	C-750	
Mid-City Eastern Area-Chollas Triangle (See Diagram 132-14N)	B-4310	
Midway/Pacific Highway Corridor (See Diagram 132-14D)	C-782	
Navajo (See Diagram 132-14E)	C-954	
Otay Mesa (See Diagram 132-14B	C-956, B-4300	
Pacific Beach (See Diagram 132-14F)	B-37371, B-3857	
Peninsula (See Diagram 132-14G)	C-744, C-781	
Rancho Bernardo (See Diagram 132-14H)	C-773.1	
Rancho Penasquitos (See Diagram 132-14I)	B-4025	
Skyline Paradise Hills (See Diagram 132-14L)	B-4272	
Southeastern San Diego (See Diagram 132-14M)	B-4272	
University (See Diagram 132-14J)	C-725, C-751.2	
Uptown (See Diagram 132-14K)	C-780.2	

(b) [No change in text.]

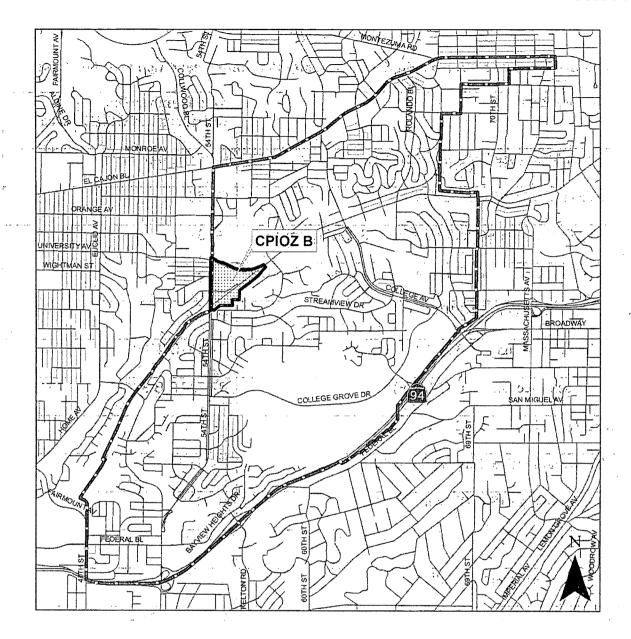


DIAGRAM 132-14N

Mid-City Eastern Area - Chollas Triangle Community Plan Implementation Overlay Zone

This is a reproduction of Map No. B-4310 for illustration purposes only.

Section 2. That a full reading of this Ordinance is dispensed with prior to passage, a written copy having been made available to the 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 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.

Section 4. That no permits shall be issued for development that is inconsistent with the provisions of this Ordinance unless complete applications for such permits are submitted to the City prior to the date on which the applicable provisions of this Ordinance become effective, which date is determined in accordance with Section 3, above.

APPROVED: JAN I. GOLDSMITH, City Attorney

Shannon M. Thomas

Shannon M. Thomas
Deputy City Attorney

SMT:als 06/04/2015

08/27/2015 Cor.Copy

Or.Dept: Planning
Doc. No.: 1003519_2

		ELIZABETH S. MALAND City Clerk
		By Many Serventer Deputy City City City City City City City Ci
Approved: (date)	22/15	KEVIN L. FAULCONER, Mayor
Vetoed:(date)		KEVIN L. FAULCONER, Mayor

STRIKEOUT ORDINANCE

OLD LANGUAGE: Struck Out

NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O	(NEW SERIES)
DATE OF FINAL PASSAGE _	

AN ORDINANCE AMENDING CHAPTER 13, ARTICLE 2, DIVISION 14 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 132.1402, AND ADDING NEW DIAGRAM 132-14N, RELATED TO THE MID-CITY EASTERN AREA – CHOLLAS TRIANGLE COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE.

§132.1402 Where the Community Plan Implementation Overlay Zone Applies

(a) This overlay zone applies to properties that are identified in a community plan as areas requiring supplemental development regulations or processing of a *development permit* and that have been incorporated by ordinance into this overlay zone. Table 132-14A lists the community plan areas in which this overlay zone has been applied and the corresponding rezone maps that indicate which properties are within the boundaries of the overlay zone. These maps are filed in the office of the City Clerk. The properties within this overlay zone are shown generally on Diagrams 132-14A through 132-14MN.

Table 132-14A

Community Plans with Property in the Community Plan Implementation Overlay Zone

Community Plan	Map Number Showing Boundaries of CPIOZ Area	
Clairemont Mesa (See Diagram 132-14A)	C-771.1, B-3951	
Linda Vista (See Diagram 132-14C)	-,C-750- (1	
Mid-City Eastern Area-Chollas Triangle (See Diagram 132- 14N)		
Midway/Pacific Highway Corridor (See Diagram 132-14D)		
Navajo (See Diagram 132-14E)		
Otay Mesa (See Diagram 132-14B	C-956, B-4300	
Pacific Beach (See Diagram 132-14F)	B-37371, B-3857	
Peninsula (See Diagram 132-14G)	°C-744, C-781	
Rancho Bernardo (See Diagram 132-14H)	Ċ-773.1	
Rancho Penasquitos (See Diagram 132-14I)	B-4025	
Skyline Paradise Hills (See Diagram 132-14L)	B-4272	
Southeastern San Diego (See Diagram 132-14M)	B-4272	
University (See Diagram 132-14J)	C-725, C-751.2	
Uptown (See Diagram 132-14K)	C-780.2	

(b) [No change in text.]

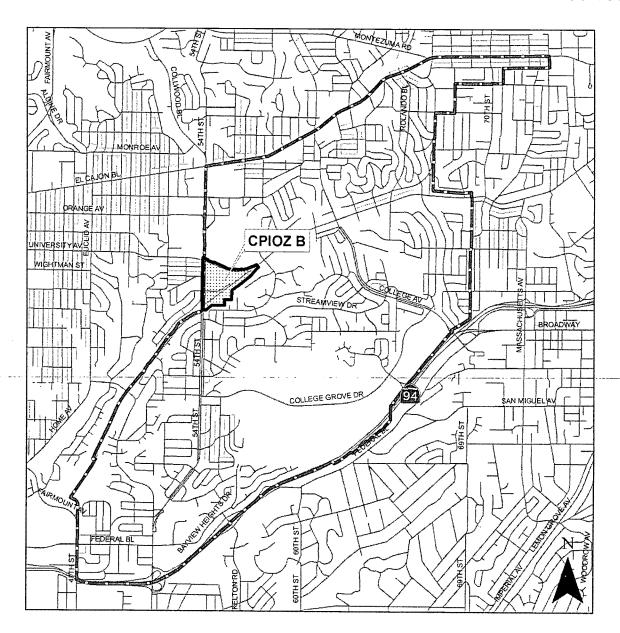


DIAGRAM 132-14N

Mid-City Eastern Area - Chollas Triangle Community Plan Implementation Overlay Zone

This is a reproduction of Map No. B-4310 for illustration purposes only.

SMT:als 06/04/2015 08/27/2015 Cor.Copy Or.Dept: Planning

Doc. No.: 1003521 2

Councilmembers Yeas Nays Not Present Recused Sherri Lightner	Passed by the Council of The Ci	ty of San Diego on _	JUL1	<u>4 2015</u> , by	the following vo	ote:
Lorie Zapf Todd Gloria Myrtle Cole Mark Kersey Chris Cate Scott Sherman David Alvarez Marti Emerald Date of final passage JUL 28 2015 KEVIN L. FAULCONER Mayor of The City of San Diego, Califor ELIZABETH S. MALAND City Clerk of The City of San Diego, Califor HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar of had elapsed between the day of its introduction and the day of its final passage, to wit, on JUN 30 2015 IFURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading dispensed with by a vote of five members of the Council, and that a writen copy of the ordinance was may available to each member of the Council and the public prior to the day of its passage. (Seal) City Clerk of The City of San Diego, Califor ELIZABETH S. MALAND City Clerk of The City of San Diego, Califor ELIZABETH S. MALAND City Clerk of The City of San Diego, Califor ELIZABETH S. MALAND City Clerk of The City of San Diego, Califor ELIZABETH S. MALAND City Clerk of The City of San Diego, Califor ELIZABETH S. MALAND City Clerk of The City of San Diego, Califor	Councilmembers	Yeas	Nays	· Not Present	Recused	
Todd Gloria Myrtle Cole Mark Kersey Chris Cate Scott Sherman David Alvarez Marti Emerald Date of final passage JUL 28 2015 KEVIN L. FAULCONER	Sherri Lightner	Z				
Myrtle Cole Mark Kersey Chris Cate Scott Sherman David Alvarez Marti Emerald Date of final passage Muthenticated By: KEVIN L. FAULCONER Mayor of The City of San Diego, Califor ELIZABETH S. MALAND City Clerk of The City of San Diego, Califor By Marti Emerald I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar of had elapsed between the day of its introduction and the day of its final passage, to wit, on JUN 30 2015 I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was mate available to each member of the Council and the public prior to the day of its passage. (Seal) City Clerk of The City of San Diego, Califor ELIZABETH S. MALAND City Clerk of The City of San Diego, Califor City Clerk of The City of San Diego, Califor By City Clerk of The City of San Diego, Califor City Clerk of The City of San Diego, Califor	Lorie Zapf	*Zi			П	
Mark Kersey Chris Cate Scott Sherman David Alvarez Marti Emerald Date of final passage JUL 28 2015 AUTHENTICATED BY: KEVIN L. FAUL CONER Mayor of The City of San Diego, Califor City Clerk of The City of San Diego, Califor By I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar of the clapsed between the day of its introduction and the day of its final passage, to wit, on JUN 3 0 2015 I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was materially available to each member of the Council and the public prior to the day of its passage. (Seal) City Clerk of The City of San Diego, Califor ELIZABETH S. MALAND City Clerk of The City of San Diego, Califor By Mary Januarany	Todd Gloria			П		
Chris Cate Scott Sherman David Alvarez Marti Emerald Date of final passage JUL 28 2015 KEVIN L. FAUL CONER Mayor of The City of San Diego, Califor ELIZABETH S. MALAND City Clerk of The City of San Diego, Califor By IHEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar of had elapsed between the day of its introduction and the day of its final passage, to wit, on JUN 3 0 2015 IFURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was material available to each member of the Council and the public prior to the day of its passage. (Seal) City Clerk of The City of San Diego, Califor ELIZABETH S. MALAND City Clerk of The City of San Diego, Califor By Mayor of The City of San Diego, Califor ELIZABETH S. MALAND City Clerk of The City of San Diego, Califor ELIZABETH S. MALAND City Clerk of The City of San Diego, Califor	Myrtle Cole	Zí				
Date of final passage Date of final passage JUL 28 2015 KEVIN L. FAULCONER Mayor of The City of San Diego, Califor	Mark Kersey	,e ^r		. 🛮	П	
David Alvarez Marti Emerald Date of final passage JUL 28 2015 KEVIN L. FAULCONER Mayor of The City of San Diego, Califor ELIZABETH S. MALAND City Clerk of The City of San Diego, Califor By THEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar of had elapsed between the day of its introduction and the day of its final passage, to wit, on JUN 30 2015 , and on JUL 28 2015 I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was me available to each member of the Council and the public prior to the day of its passage. ELIZABETH S. MALAND City Clerk of The City of San Diego, Califor By Mary LIZABETH S. MALAND City Clerk of The City of San Diego, Califor By Mary LIZABETH S. MALAND City Clerk of The City of San Diego, Califor By Mary LIZABETH S. MALAND City Clerk of The City of San Diego, Califor	Chris Cate	Z				
Marti Emerald Date of final passage JUL 28 2015 KEVIN L. FAULCONER Mayor of The City of San Diego, Califor City Clerk of The City of San Diego, Califor By IHEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar of the delapsed between the day of its introduction and the day of its final passage, to wit, on JUN 30 2015 IFURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was may available to each member of the Council and the public prior to the day of its passage. ELIZABETH S. MALAND City Clerk of The City of San Diego, Califor By Mayor of The City of San Diego, Califor City Clerk of The City of San Diego, Califor By Mayor Junation	Scott Sherman	Ø			. 🗆	
Date of final passage JUL 28 2015 KEVIN L. FAULCONER Mayor of The City of San Diego, Califor ELIZABETH S. MALAND City Clerk of The City of San Diego, Califor By IHEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar of had elapsed between the day of its introduction and the day of its final passage, to wit, on JUN 30 2015 IFURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was material available to each member of the Council and the public prior to the day of its passage. ELIZABETH S. MALAND City Clerk of The City of San Diego, Califor By Mayor of The City of San Diego, Califor ELIZABETH S. MALAND City Clerk of The City of San Diego, Califor By Mayor of The City of San Diego, Califor Mayor of The City of San Diego, Califor ELIZABETH S. MALAND City Clerk of The City of San Diego, Califor	David Alvarez					
AUTHENTICATED BY: KEVIN L. FAULCONER Mayor of The City of San Diego, Califor	Marti Emerald					
AUTHENTICATED BY: KEVIN L. FAULCONER Mayor of The City of San Diego, Califor		•				
AUTHENTICATED BY: KEVIN L. FAULCONER Mayor of The City of San Diego, Califor						
AUTHENTICATED BY: KEVIN L. FAULCONER Mayor of The City of San Diego, Califor	n n	0.0.0045				
AUTHENTICATED BY: Mayor of The City of San Diego, Califor ELIZABETH S. MALAND City Clerk of The City of San Diego, Califor By IHEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar of had elapsed between the day of its introduction and the day of its final passage, to wit, on JUN 3 0 2015 I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was material available to each member of the Council and the public prior to the day of its passage. ELIZABETH S. MALAND City Clerk of The City of San Diego, Califor By Mayor of The City of San Diego, Califor ELIZABETH S. MALAND City Clerk of The City of San Diego, Califor By Mayor of The City of San Diego, Califor ELIZABETH S. MALAND City Clerk of The City of San Diego, Califor By	Date of final passage JUL	. 28 2015			ANNEAR THE	er en
(Seal) ELIZABETH S. MALAND City Clerk of The City of San Diego, Califf By I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar of had elapsed between the day of its introduction and the day of its final passage, to wit, on JUN 3 0 2015 I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was may available to each member of the Council and the public prior to the day of its passage. ELIZABETH S. MALAND City Clerk of The City of San Diego, Califford By MALAND City Clerk of The City of San Diego, Califford By MALAND City Clerk of The City of San Diego, Califford By MALAND City Clerk of The City of San Diego, Califford By MALAND City Clerk of The City of San Diego, Califford By MALAND City Clerk of The City of San Diego, Califford				KEVIN L. FA	<u>ULCONER</u>	
(Seal) City Clerk of The City of San Diego, Califf By Many Manually I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar of had elapsed between the day of its introduction and the day of its final passage, to wit, on JUN 3 0 2015 I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was may available to each member of the Council and the public prior to the day of its passage. ELIZABETH S. MALAND City Clerk of The City of San Diego, Californian By Many Manually	AUTHENTICATED BY:		M	ayor of The City of	San Diego, Calif	fornia.
City Clerk of The City of San Diego, Califf By						
I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar of had elapsed between the day of its introduction and the day of its final passage, to wit, on JUN 30 2015 I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was made available to each member of the Council and the public prior to the day of its passage. ELIZABETH S. MALAND City Clerk of The City of San Diego, Califord By	(Seal)	•	City			lifornia
I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar of had elapsed between the day of its introduction and the day of its final passage, to wit, on JUN 30 2015 I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was may available to each member of the Council and the public prior to the day of its passage. ELIZABETH S. MALAND City Clerk of The City of San Diego, Californian By Manually				ha L	r ban Diogo, Ca	шоща.
I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was material available to each member of the Council and the public prior to the day of its passage. Seal ELIZABETH S. MALAND			Ву	1 1 am Flen	andy)	, Der
JUN 3 0 2015 I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was material available to each member of the Council and the public prior to the day of its passage. ELIZABETH S. MALAND	I HEREBY CERTIFY the	nat the foregoing ordin	nance was no	ot finally passed unti	l twelve calenda	r days
I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was material available to each member of the Council and the public prior to the day of its passage. ELIZABETH S. MALAND City Clerk of The City of San Diego, California By	· ·				on	
dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was may available to each member of the Council and the public prior to the day of its passage. ELIZABETH S. MALAND		, and	on	JUL 28 2015		····
dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was may available to each member of the Council and the public prior to the day of its passage. ELIZABETH S. MALAND	I FURTHER CERTIFY	that said ordinance w	as read in ful	I prior to passage or	that such readin	ig was
(Seal) ELIZABETH S. MALAND City Clerk of The City of San Diego, Californ By Many Junary	dispensed with by a vote of five	members of the Coun	cil, and that a	a written conv of the	ordinance was i	made
(Seal) City Clerk of The City of San Diego, Californian By By Many Jungarday		, , , , , , , , , , , , , , , , , , ,	• prior to the	_		•
By Many Stinanty	(Seal)		City	ELIZABETH S Clerk of The City of	S. MALAND f San Diego, Cal	ifornia
			Ch	ha de	7	morma.
Office of the City Clerk, San Diego, California			By//	Min Suno	ndly)	, Dep
Office of the City Clerk, San Diego, California						
			Office of t	the City Clerk, San	Diego, Californ	nia
ll l						
Ordinance Number 020540						