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ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 147.39 ACRES, LOCATED IN THE RANCHO PENASQUITOS COMMUNITY PLAN AREA AND THE TORREY HIGHLANDS SUBAREA PLAN, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE AR-1-1 AND RS-1-14 ZONES (PREVIOUSLY REFERRED TO AS THE A1-10 AND R1-5000 ZONES) INTO THE RS-1-14, RM-3-9, CR-2-1 AND CC-1-3 ZONES (PREVIOUSLY REFERRED TO AS THE R1-5000, R-600, AND CA ZONES), AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTIONS 131.0403, 131.0406, 131.0503 and 131.0507; AND REPEALING ORDINANCE NO.S 8858 N.S.(NEW SERIES), ADOPTED JULY 10, 1963, AND 15906 N.S. (NEW SERIES), ADOPTED FEBRUARY 22, 1983, 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 147.39 acres of land, located generally on the north and south sides of State Route 56, the northerly and southerly sides of Carmel Mountain Road and the west and east sides of Camino Del Sur, and legally described as a Portion of the NW1/4, SW1/4, and the NE1/4, SW1/4, and the SW1/4, sw1/4, Section 13, T14S, R3W, SBBM, and a Portion of Rancho de Los Penasquitos, excepting therefrom Lots 1-37, Vista Alegre, Map No. 13309, in the Rancho Penasquitos Community Plan area and the Torrey Highlands Subarea Plan area, in the City of San Diego, California, from the AR-1-1 and RS-1-14 zones (previously referred to as the A1-10

and R1-5000 zones) to the RS-1-14, RM-3-9, CR-2-1 and CC-1-3 zones (previously referred to as the A1-10, R1-5000 and CA zones), as shown on Zone Map Drawing No. B-4112.1, 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] Sections 131.0403, 131.0406, 131.0503 and 131.0507 shall attach and become applicable to the subdivided land, and the subdivided land shall be incorporated into the RS-1-14, RM-3-9, CR-2-1 and CC-1-3 zones, as described and defined by Sections 131.0403, 131.0406, 131.0503 and 131.0507, the boundary of such zone to be as indicated on Zone Map Drawing No. B-4112.1, filed in the office of the City Clerk as Document No. OO-_____.

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. 8858 N.S. (New Series), adopted July 10, 1963, and Ordinance No. 15906 N.S. (New Series), adopted February 22, 1983, are 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: CASEY GWINN, City Attorney

By

Mary Jo Lanzafame
Deputy City Attorney

Or.Dept:

Case No. 98-0559

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