

ORDINANCE NO. 0-15231
(New Series)

O.80-254

MAR 31 1980

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 9 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 101.0900 RELATING TO PLANNED RESIDENTIAL DEVELOPMENTS.

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

Section 1. That Chapter X, Article 1, Division 9 of the San Diego Municipal Code be, and it is hereby amended by amending Section 101.0900 to read as follows:

SEC. 101.0900 PLANNED RESIDENTIAL DEVELOPMENTS

A. PURPOSE AND INTENT

The purposes of the Planned Residential Development regulations are to facilitate development of areas designated for residential use (including Mobile Home Parks as defined in Chapter X, Article 1, Division 10 of the San Diego Municipal Code) in adopted community plans; to encourage imaginative and innovative planning of residential neighborhoods offering a wide variety of dwelling unit types and site arrangements with well-integrated community facilities and services; to use for development in areas which include steep slopes, particularly HR zoned properties, in such a manner to achieve minimum disturbance of the natural terrain and vegetation; to permit utilization of this concept in low-density development in agricultural zones; and to permit greater flexibility in design of residential

neighborhoods than is possible through strict application of conventional zoning and subdivision regulations.

B. DEFINITION

[No amendment to this subsection.]

C. PLANNED RESIDENTIAL DEVELOPMENT PERMIT

[No amendment to this subsection.]

D. APPLICATION

Application for a permit for a Planned Residential Development shall be made to the Planning Department in accordance with the procedures set forth below:

[No amendment to subsections 1. through 4.]

5. The application shall be accompanied by a plot plan showing the following:

a. Location, name and width of existing and proposed streets, alleys, easements and interior pedestrian ways, including all abutting streets and streets proposed to provide primary access to the proposed development from a major street or freeway.

b. Location of existing and proposed buildings and structures if development is multi-family housing or mobile home;

[No amendment to subsections c. through f.]

g. A tabulation of the various dwellings types proposed showing the average site area

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for each type of dwelling and the overall average dwelling site area if the project is multiple-family housing or mobile home.

h. A tabulation of all open spaces shown on the plot plan indicating the square footage and the various grades thereof.

[No amendment to subsections 6. through 8.]

E. DECISION OF THE PLANNING DIRECTOR

[No amendment to this subsection.]

F. APPEAL FROM DECISION OF THE PLANNING DIRECTOR

[No amendment to this subsection.]

G. APPEAL FROM DECISION OF THE PLANNING COMMISSION

[No amendment to this subsection.]

H. FAILURE TO UTILIZE PLANNED RESIDENTIAL DEVELOPMENT PERMIT OR FAILURE TO CONFORM TO OR COMPLY WITH CONDITIONS.

[No amendment to this subsection.]

I. EXTENSION OF TIME TO A PLANNED RESIDENTIAL DEVELOPMENT PERMIT

[No amendment to this subsection.]

J. CANCELLATION OF A PLANNED RESIDENTIAL DEVELOPMENT PERMIT

[No amendment to this subsection.]

K. DESIGN CRITERIA

The Planned Residential Development shall observe the following design criteria:

1. For all developments which are multiple-family housing or mobile home, the overall plan shall be comprehensive, embracing land, buildings, landscaping and their interrelationships and shall conform in all respects to all adopted plans of all governmental agencies for the area in which the proposed development is located.

[No amendment to subsections 2. through 6.]

L. MINIMUM DEVELOPMENTAL STANDARDS

[No amendment to this subsection.]

M. DEVIATIONS FROM MINIMUM STANDARDS

[No amendment to this subsection.]

N. COMBINED PROCEEDINGS

[No amendment to this subsection.]

O. TENTATIVE MAP TO SHOW RESERVATION FOR OPEN SPACE

[No amendment to this subsection.]

P. SUBDIVISION - TENTATIVE MAP - CONDITIONS TO WAIVER OF SUBDIVISION REGULATIONS

[No amendment to this subsection.]

Q. FINAL MAP - CONDITIONS TO APPROVAL - AMENDED MAP

[No amendment to this subsection.]

R. CERTIFICATE OF OCCUPANCY

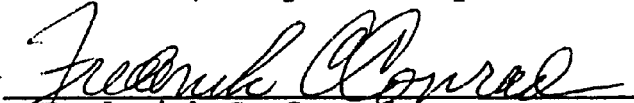
[No amendment to this subsection.]

S. FAILURE TO MAINTAIN

[No amendment to this subsection.]

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

APPROVED: JOHN W. WITT, City Attorney

BY 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
3/4/80
630
Or.Dept.:Planning

A. PURPOSE AND INTENT

The purposes of the Planned Residential Development regulations are to facilitate development of areas designated for residential use (including Mobile Home Parks as defined in Chapter X, Article 1, Division 10 of the San Diego Municipal Code) in adopted community plans; to encourage imaginative and innovative planning of residential neighborhoods offering a wide variety of dwelling unit types and site arrangements with well-integrated community facilities and services; to use for development in areas which include steep slopes, particularly HR zoned properties, in such a manner to achieve minimum disturbance of the natural terrain and vegetation; to permit utilization of this concept in low-density development in agricultural zones; and to permit greater flexibility in design of residential neighborhoods than is possible through strict application of conventional zoning and subdivision regulations.

B. DEFINITION

(NO AMENDMENT TO THIS SECTION)

C. PLANNED RESIDENTIAL DEVELOPMENT PERMIT

(NO AMENDMENT TO THIS SECTION)

D. APPLICATION

(NO AMENDMENT TO SUBSECTIONS 1 THROUGH 4)

5. The application shall be accompanied by a plot plan showing the following:
 - a. Location, name and width of existing and proposed streets, alleys, easements and interior pedestrian ways, including all abutting streets and streets proposed to provide primary access to the proposed development from a major street or freeway.
 - b. Location of existing and proposed buildings and structures if development is ~~not detached single-family~~ multiple-family housing or mobile home;
 - c. General Plan for proposed landscaping and permanent watering system.

- d. Proposed off-street parking facilities including the location, number and dimensions of private and public parking spaces, aisles and driveways.

If development is to be detached single-family with no tandem parking it only needs statement as to how many 8.5 foot by 20 foot spaces will be furnished in garages and 8-foot by 23 foot spaces provided at curb.

- e. Height, type and location of proposed walls and fences.
- f. Grading plan showing existing topography and proposed tentative grading.
- g. A tabulation of the various dwelling types proposed showing the average site area for each type of dwelling and the overall average dwelling site area if the project is ~~not detached single-family~~ multiple family housing or mobile home.
- h. A tabulation of all open spaces shown on the plot plan indicating the square footage and the various grade thereof.
6. The application shall be accompanied by drawings in sufficient detail to indicate the location and design of proposed buildings. If project is to be detached single-family only a statement indicating number of total units is required.
7. If the applicant contemplates the construction of a Planned Residential Development in increments, the application shall so state and shall include a proposed construction schedule.
8. If the applicant proposes to provide open areas and recreational facilities to be used by the occupants of two or more dwelling units, the applicant shall so state in the application and the application shall include a plan, acceptable to the City, for the preservation and maintenance of the common elements of the property, until said project is terminated by either the Planning Director, the Planning Commission, or both.

E. DECISION OF THE PLANNING DIRECTOR

(NO AMENDMENT TO THIS SECTION)

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F. APPEAL FROM DECISION OF THE PLANNING DIRECTOR

(NO AMENDMENT TO THIS SECTION)

G. APPEAL FROM DECISION OF THE PLANNING COMMISSION

(NO AMENDMENT TO THIS SECTION)

H. FAILURE TO UTILIZE PLANNED RESIDENTIAL DEVELOPMENT PERMIT OR FAILURE TO CONFORM TO OR COMPLY WITH CONDITIONS.

(NO AMENDMENT TO THIS SECTION)

I. EXTENSION OF TIME TO A PLANNED RESIDENTIAL DEVELOPMENT PERMIT

(NO AMENDMENT TO THIS SECTION)

J. CANCELLATION OF A PLANNED RESIDENTIAL DEVELOPEMENT PERMIT

(NO AMENDMENT TO THIS SECTION)

K. DESIGN CRITERIA

The Planned Residential Development shall observe the following design criteria;

1. For all developments which are ~~not detached single-family~~ multiple-family housing or mobile home, the overall plan shall be comprehensive, embracing land, buildings, landscaping and their interrelationships and shall conform in all respect to all adopted plans of all governmental agencies for the area in which the proposed development is located.
2. The plan shall provide for adequate open space, circulation, off-street parking and pertinent amenities. Buildings, structures and facilities in the parcel should be well integrated, oriented and related to the topographic and natural landscape features of the site.
3. The proposed development shall be compatible with existing and planned land use and with circulation patterns on adjoining properties. It shall not constitute a disruptive element to the neighborhood and community.
4. The internal street system shall not be a dominant feature in the overall design; rather it should be designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any common areas and facilities.

5. Common areas and recreational facilities shall be located so as to be readily accessible to the occupants of the dwelling units and shall be well related to any common open spaces provided.
6. Architectural harmony within the development and within the neighborhood and community shall be obtained so far as practicable.

L. MINIMUM DEVELOPMENTAL STANDARDS

(NO AMENDMENT TO THIS SECTION)

M. DEVIATIONS FROM MINIMUM STANDARDS

(NO AMENDMENT TO THIS SECTION)

N. COMBINED PROCEEDINGS

(NO AMENDMENT TO THIS SECTION)

O. TENTATIVE MAP TO SHOW RESERVATION FOR OPEN SPACE

(NO AMENDMENT TO THIS SECTION)

P. SUBDIVISION - TENTATIVE MAP - CONDITIONS TO WAIVER OF SUBDIVISION REGULATIONS

(NO AMENDMENT TO THIS SECTION)

Q. FINAL MAP - CONDITIONS TO APPROVAL - AMENDED MAP

(NO AMENDMENT TO THIS SECTION)

R. CERTIFICATE OF OCCUPANCY

(NO AMENDMENT TO THIS SECTION)

S. FAILURE TO MAINTAIN

(NO AMENDMENT TO THIS SECTION)

0-15231

Passed and adopted by the Council of The City of San Diego on
by the following vote:

MAR 3 11 1980

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Lowery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fred Schnaubelt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larry Stirling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lucy Killea	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON

Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By Ellen Bovard, Deputy.

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

MAR 1 1980

MAR 3 11 1980

~~I FURTHER CERTIFY that said ordinance was read in full prior to its final passage.~~

I FURTHER CERTIFY that the reading of said ordinance in full was dispensed with by a vote of not less than a majority of the members elected to the Council, and that there was available for the consideration of each member of the Council and the public prior to the day of its passage a written or printed copy of said ordinance.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By Ellen Bovard, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number O-15231 Adopted

MAR 3 11 1980

CERTIFICATE OF PUBLICATION

RECEIVED
CITY CLERK'S OFFICE
1980 APR 15 AM 10:21
SAN DIEGO, CALIF.

San Diego, City of
12th floor, City Admin. Bldg.
202 C St., San Diego, CA 92101
Attn: Ellen Bovard

IN THE MATTER OF

NO.

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 9 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 101.0900 RELATING TO PLANNED RESIDENTIAL DEVELOPMENTS.

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B. DEFINITION

(No amendment to this subsection.)

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(No amendment to subsections 1. through 4.)

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b. Location of existing and proposed buildings and structures, if development is multi-family housing or mobile home;

(No amendment to subsections c. through f.)

g. A tabulation of the various dwellings types proposed showing the average site area for each type of dwelling and the overall average dwelling site area if the project is multiple-family housing or mobile home.

h. A tabulation of all open spaces shown on the plot plan indicating the square footage and the various grades thereof.

(No amendment to subsections g. through h.)

E. DECISION OF THE PLANNING DIRECTOR

(No amendment to this subsection.)

F. APPEAL FROM DECISION OF THE PLANNING DIRECTOR

(No amendment to this subsection.)

G. APPEAL FROM DECISION OF THE PLANNING COMMISSION

(No amendment to this subsection.)

I, Camille Simpson, am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the San Diego Daily Transcript, a newspaper of general circulation, printed and published daily, except Saturdays and Sundays, in the City of San Diego, County of San Diego, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California, under the date of January 23, 1909, Decree No. 14894; and the

ORDINANCE NO. O-15231 (New Series)

is a true and correct copy of which the annexed is a printed copy and was published in said newspaper on the following date(s), to wit:

April 14, 1980

I certify under penalty of perjury that the foregoing is true and correct.

Dated at San Diego, California this 14th day of April, 19 80.

Camille Simpson

(Signature)

20 1/2" - \$ 140.07

H. FAILURE TO UTILIZE PLANNED RESIDENTIAL DEVELOPMENT PERMIT OR FAILURE TO CONFORM TO OR COMPLY WITH CONDITIONS.
 (No amendment to this subsection.)
I. EXTENSION OF TIME TO A PLANNED RESIDENTIAL DEVELOPMENT PERMIT
 (No amendment to this subsection.)
J. CANCELLATION OF A PLANNED RESIDENTIAL DEVELOPMENT PERMIT
 (No amendment to this subsection.)
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 (No amendment to subsections 2 through 8.)
L. MINIMUM DEVELOPMENTAL STANDARDS
 (No amendment to this subsection.)
M. DEVIATIONS FROM MINIMUM STANDARDS
 (No amendment to this subsection.)
N. COMBINED PROCEEDINGS
 (No amendment to this subsection.)
O. TENTATIVE MAP TO SHOW RESERVATION FOR OPEN SPACE
 (No amendment to this subsection.)
P. SUBDIVISION - TENTATIVE MAP - CONDITIONS TO WAIVER OF SUBDIVISION REGULATIONS
 (No amendment to this subsection.)
Q. FINAL MAP - CONDITIONS TO APPROVAL - AMENDED MAP
 (No amendment to this subsection.)
R. CERTIFICATE OF OCCUPANCY
 (No amendment to this subsection.)
S. FAILURE TO MAINTAIN
 (No amendment to this subsection.)
Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.
 Introduced on March 18, 1980.
 Passed and adopted by the Council of The City of San Diego on March 31, 1980.
AUTHENTICATED BY:
PETE WILSON,
 Mayor of The City of San Diego, California.
CHARLES G. ABDELNOUR,
 City Clerk of The City of San Diego, California.
 (SEAL)
 By ELLEN BOVARD, Deputy
 Publish April 14, 1980

60-4123

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