

RESOLUTION NO. 210725

MAY 30 1974

Planned Residential Development Permit No. 77

WHEREAS, STADIUM VALLEY TOWN HOMES ASSOCIATES, a partnership, Owner, hereafter referred to as "Permittee," filed an application for a permit to construct and operate a planned residential development, located westerly of Sandrock Road, southerly of Gramercy Drive, more particularly described as Lot A, Rancho Cabrillo Unit No. 6, Map 4191, and a portion of Lot 40, Rancho Mission of San Diego, Map 330, on file in the office of the County Recorder, in the R-1-5 Zone; and

WHEREAS, on September 28, 1973, the Planning Commission of The City of San Diego made its finding of facts and filed the same in the office of the City Clerk on October 17, 1973; and

WHEREAS, the motion by the Planning Commission to approve said permit failed to receive four affirmative votes and was deemed denied; and

WHEREAS, Permittee under date of October 2, 1973, appealed the decision of the Planning Commission; and

WHEREAS, said appeal was set for public hearing on November 13, 1973, continued to May 16, 1974, and May 30, 1974, testimony having been heard, evidence having been submitted and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

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

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All of the following facts exist with respect to Planned Residential Development Permit No. 77 on the property described in the preamble of this resolution.

1. The proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community.

2. Such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

3. All design criteria and minimum standards for a planned residential development will be met.

4. The granting of this permit will not adversely affect the General Plan of the City of San Diego or the adopted plan of any governmental agency.

The above findings are supported by the minutes, tape of the proceedings, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that by a vote of 7 to 0 the appeal of Permittee is hereby granted and the City Council does hereby grant Planned Residential Development Permit No. 77 to STADIUM VALLEY TOWN HOMES ASSOCIATES, a partnership, in the form and with the terms and conditions as set forth in the permit attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By Frederick C. Conrad
Frederick C. Conrad, Chief Deputy

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PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 77

CITY COUNCIL

This planned residential development permit is granted by the City Council of The City of San Diego to STADIUM VALLEY TOWN HOMES ASSOCIATES, a partnership, Owner, hereafter referred to as "Permittee," for the purposes and under the terms and on the conditions as set out herein pursuant to the authority contained in Section 101.0900 of the San Diego Municipal Code.

1. Permission is hereby granted to Permittee to construct and operate a planned residential development, located westerly of Sandrock Road, southerly of Gramercy Drive, more particularly described as Lot A, Rancho Cabrillo Unit No. 6, Map 4191, and a portion of Lot 40, Rancho Mission of San Diego, Map 330, filed in the office of the County Recorder, in the R-1-5 Zone.

2. The planned residential development shall include and the term "Project" as used in this planned residential development permit shall mean the total of the following activities:

- a. 52 residential units.
- b. Recreation facility.
- c. Off-street parking.
- d. Incidental accessory uses as may be determined and approved by the Planning Director.

3. Prior to the issuance of any building permits, a final subdivision map or maps shall be recorded on the subject property.

4. An open space easement shall be granted and shown on said map on all areas not shown as building sites.

5. Not less than 158 parking spaces (or at a ratio of 3:1) shall be provided and at least one space per unit shall be enclosed within a carpot. Each of the parking spaces shall be a minimum of 8-1/2 feet by 20 feet in dimension and shall be permanently maintained and not converted for any other use at any time. Each subsequent owner shall be informed of this requirement through the C.C.&R's. Each space shall be maintained on the subject property in the approximate location as shown on Exhibit A, dated September 28, 1973. Areas and driveways shall be surfaced with not less than 2" A.C. or its equivalent and each parking space shall be marked. Parking spaces and aisles shall conform to Planning Department standards. No charge shall be made at any time for the use of these off-street parking spaces.

6. Exterior radio or television antennas shall be prohibited; however, one master antenna may be permitted for the subject project. The installation of any underground CATV cable in any public right-of-way within or adjacent to the project shall require either a license or franchise with the City prior to such installation.

7. All of the private streets shall be named and begin with the term "Caminito."

8. Public refuse collection shall not be permitted unless approved by the Director of Public Works.

9. All private streets shall be improved to the requirements set forth by the Community Development Director.

10. No parking shall be permitted on any private streets except in approved locations.

11. No building additions shall be permitted unless approved by the Planning Commission. Patio covers shall be permitted only if they are consistent with the architecture of the dwelling unit and have been approved by the Home Owners' Association.

12. All fences shall be constructed of wood or masonry and shall be in architectural harmony with the residential units. No chain link fencing will be permitted.

13. The applicant shall post a copy of the approved resolution on exhibit in the sales office that can be reviewed by each prospective buyer.

14. PCC sidewalk shall be provided from each unit to a walkway within the dedicated right-of-way, and if the walkway is contiguous to the curb, a five-foot general utility easement must be provided behind this walk.

15. Adequate street lighting acceptable to the Public Works Director and the City Engineer shall be provided, which will illuminate the private street in accordance with minimum City standards for public streets. This lighting system shall be privately owned and maintained by a property owners' association.

16. Permittee shall comply with the General Conditions for Planned Residential Developments attached hereto and made a part hereof.

Passed and adopted by the Council of The City of San Diego on May 30, 1974.

GENERAL CONDITIONS FOR PLANNED RESIDENTIAL DEVELOPMENT PERMITS

1. Prior to the issuance of any building permits, complete building plans (including signs) shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity with Exhibit A dated September 28, 1973, on file in the office of the Planning Department. The property shall be developed in accordance with the approved building plans except where regulations of this or other governmental agencies require deviation therefrom. Prior to and subsequent to the completion of the Project, no changes, modifications or alterations shall be made unless and until appropriate applications for amendment of this permit shall have been approved and granted.

2. Prior to the issuance of any building permits, a complete landscaping plan, including a permanent watering system, shall be submitted to the Planning Director for approval. Said plans shall be in substantial conformity with Exhibit A, dated September 28, 1973, on file in the office of the Planning Department. Approved planting shall be installed prior to the issuance of an occupancy permit on any building. Such planting shall not be modified or altered unless and until this permit shall have been amended to permit such modification or alteration.

3. All outdoor lighting shall be so shaded and adjusted that the light therefrom is directed to fall only on the same premises where such light sources are located.

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4. This planned residential development permit must be utilized within 18 months after the effective date thereof. Failure to utilize subject permit within 18 months will automatically void the same, unless an extension of time has been granted by The City of San Diego as set forth in Section 101.0900 of the Municipal Code.

5. Construction and operation of the approved use shall comply at all times with the regulations of this or other governmental agencies.

6. The effectiveness of this planned residential development permit is expressly conditioned upon, and the same shall not become effective for any purpose unless and until the following events shall have occurred:

a. Permittee shall have agreed to each and every condition hereof by having this planned residential development permit signed within 90 days of the Council's decision. In no event shall this condition be construed to extend the time limitation set forth in 4 above; i.e., the time commences to run on the date that the City Council granted this planned residential development permit.

b. This planned residential development permit executed as indicated shall have been recorded in the office of the County Recorder.

7. After the establishment of the Project as provided herein, the subject property shall not be used for any other purposes unless specifically authorized by the Planning Commission, or City Council, or both unless the proposed use meets every requirement of the zone existing for the subject property at the time of conversion.

8. The property included within this planned residential development permit shall be used only for the purposes and under the terms and conditions as set forth in this permit unless the permit shall have been revoked by The City of San Diego.

9. In addition to any other remedy provided by law, any breach in any of the terms or conditions of this permit or any default on the part of Permittee or its successors in interest, shall be deemed a material breach hereof and this planned residential development permit may be cancelled or revoked. Cancellation or revocation of this planned residential development permit may be instituted by City or Permittee. The Planning Director shall set this matter for public hearing before the Planning Commission giving the same notice as provided in Section 101.0900. An appeal from the decision of the Planning Commission may be taken to the City Council within ten days after the decision is filed with the City Clerk. The Clerk shall set the matter for public hearing before the City Council giving the same notice as provided in Section 101.0900.

10. This planned residential development permit shall inure to the benefit of and shall constitute a covenant running with the lands, and the terms, conditions and provisions hereof shall be binding upon Permittee, and any successor or successors thereto, and the interests of any successor shall be subject to each and every condition herein set out.

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STATE OF CALIFORNIA)
) SS.
COUNTY OF SAN DIEGO)

On , 1974, before me, the undersigned, a Notary Public in and for said State, personally appeared M. L. LAWRENCE, known to me to be the President of LAR DEVELOPMENT CO., the corporation that executed the within instrument and known to be the person who executed the within instrument on behalf of said corporation. Said corporation being known to me to be one of the Partners of DEL CORONADO PROPERTIES, a partnership as General Partner in STADIUM VALLEY TOWN HOMES ASSOCIATES, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal.

NOTARY PUBLIC in and for
said State

MAY 30 1974

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

Councilmen	Yeas	Nays	Excused	Absent
Gil Johnson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lee Hubbard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floyd L. Morrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Martinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Ellis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Bates	<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.

EDWARD NIELSEN

City Clerk of The City of San Diego, California.

By LaVerne E. Miller Deputy.

(Seal)

RECEIVED
CITY CLERK'S OFFICE
1974 SEP 10 PM 4:33
SAN DIEGO, CALIF.

Office of the City Clerk, San Diego, California

Resolution
Number

210725

Adopted

MAY 30 1974

E.L.

CC-1276 (REV. 11-73)

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