

R. 75-1635

RESOLUTION NO. 212251

DEC 19 1974

Planned Residential Development Permit No. 42 Amendment No. 2

WHEREAS, MARINE BUILDERS COMPANY, INC., a California corporation, Owner, hereafter referred to as "Permittee," filed an application for an amendment to Planned Residential Development Permit No. 42, to construct and operate a planned residential development, located south of Soledad Park, between Interstate 5 and Soledad Mountain Road, being a portion of Pueblo Lot 1254, more particularly described in Appendix A attached hereto and made a part hereof, in the R-1-20 Zone; and

WHEREAS, on October 23, 1974, the Planning Commission of The City of San Diego made its findings of facts and granted said amendment to Planned Residential Development Permit No. 42, and filed the same in the office of the City Clerk on November 7, 1974; and

WHEREAS, pursuant to the provisions of Section 101.0900 of the San Diego Municipal Code, SOLEDAD CANYON PRESERVATION ASSOCIATION, by Mary Christian Heising, ALBERT C. SMITH, by Richard A. Gant, attorney, ADARE F. and GERALDINE E. McALLISTER, and others, appealed the decision of the Planning Commission; and

WHEREAS, said appeals were set for public hearing on December 19, 1974, and 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:

That all of the following facts exist with respect to
Planned Residential Development Permit No. 42 Amendment No. 2:

1. The proposed use at the particular location is necessary
or desirable to provide a service or facility which will con-
tribute 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 amendment will not adversely affect
the General Plan, the adopted La Jolla Community Plan, 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 8 to 1, the
appeals of SOLEDAD CANYON PRESERVATION ASSOCIATION, ALBERT C.
SMITH, ADARE F. and GERALDINE E. McALLISTER, and others, are
hereby denied, and this Council does hereby grant to MARINE
BUILDERS COMPANY, INC., Planned Residential Development Permit

No. 42 Amendment No. 2 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
Chief Deputy City Attorney

FCC:mmb
1-24-75

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212251

PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 42 AMENDMENT NO. 2

This planned residential development permit amendment is granted by the Council of The City of San Diego to MARINE BUILDERS COMPANY, INC., a California corporation, 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 south of Soledad Park, between Interstate 5 and Soledad Mountain Road, being a portion of Pueblo Lot 1254, more particularly described in Appendix A attached hereto and made a part hereof, in the R-1-20 Zone.

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

- a. 146 patio homes.
- b. 151 townhouses.
- c. Commercial (10,000 square feet).
- d. Clubhouse facility.
- e. Two swimming pools.
- f. Six tennis courts, lighted, and volley ball court.
- g. Off-street parking.

h. 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 on the subject property shall be recorded in the office of the County Recorder.

4. The tennis courts, clubhouse facilities and commercial area shall be owned by the residents of the project and the tennis courts and clubhouse facilities shall be for the exclusive use of the residents and their guests.

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

6. Not less than 1,214 parking spaces, or at a ratio of 4.1 to 1, shall be provided and at least two of these spaces per patio home unit shall be enclosed within a garage and one space for each townhouse shall be enclosed within a garage. Not less than 50 spaces shall be provided for the commercial area, not less than 71 spaces for the clubhouse facility, and 25 recreational vehicle spaces. 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. and R.'s. Each space shall be maintained on the subject property in the approximate location as shown on Exhibit A, dated October 23, 1974. 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.

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

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

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

10. All private streets shall be improved to the requirements set forth by the Engineering and Development Director.

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

12. The commercial area will consist of the following uses and square footage for each use: Laundromat, 1500; drug store, 1500; boutique, 1000; clothing, 1000; convenience store, 2400; cleaners, 1200; beauty shop, 1000; barber shop, 400.

13. The clubhouse facility shall consist of the following uses: Snack bar area, kitchen area, showers, sauna, steam bath and eating area which will also serve as the meeting room for the Homeowners' Association, as well as locker rooms, pro shop

and administration.

14. No slopes shall be steeper than a two-to-one ratio in the townhouse area, or as indicated on Exhibit A, dated October 23, 1974.

15. 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.

16. The applicant shall post a copy of the approved resolution on exhibit in the sales office for consideration by each prospective buyer.

17. 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.

18. 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.

19. Any sales office or temporary sales signs advertising the subdivision shall be approved by the Planning Director and shall be consistent with the criteria established by the R-1-20 Zone.

20. An emergency vehicular access road shall be improved from Caminito Kittenset to Caminito Hermitage at an alignment

and grade satisfactory to the City Engineer. Minimum improvements shall consist of 20 feet of three-inch A.C. pavement, with a maximum slope of 15 percent.

21. Permittee shall comply with the General Conditions for Planned Residential Development Permits attached hereto and made a part hereof.

Passed and adopted by the Council of The City of San Diego on December 19, 1974.

Passed and adopted by the Council of The City of San Diego on DEC 19 1974
 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lee Hubbard	<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"/>
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 type="checkbox"/>	<input checked="" 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 Patricia Polen, Deputy.

(Seal)

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Office of the City Clerk, San Diego, California

Resolution Number 212251 Adopted DEC 19 1974