

RESOLUTION NUMBER R- 260558

Adopted on APR 24 1984

WHEREAS, the Planning Commission of The City of San Diego held public hearings on January 5, 1984, February 9, 1984 and February 23, 1984 to consider the VIA DE LA VALLE SPECIFIC PLAN and NORTH CITY SEGMENT LAND USE PLAN; and

WHEREAS, the Council of The City of San Diego has reviewed the proposed VIA DE LA VALLE SPECIFIC PLAN and NORTH CITY SEGMENT LAND USE PLAN and approves and recommends adoption of same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego that the VIA DE LA VALLE SPECIFIC PLAN and NORTH CITY SEGMENT LAND USE PLAN, copies of which are on file in the office of the City Clerk as Document No. RR-260558-1 and Document No.

RR-260558-2, be, and the same are hereby approved and adopted.

BE IT FURTHER RESOLVED, that this Council finds as follows:

I. The Specific Plan area is shown in the General Plan as "Planned Urbanizing." The Via De La Valle Specific Plan is consistent with the Growth Management policies as set forth in the San Diego Progress Guide and General Plan and in the applicable City Council policies.

II. The overall density of the Specific Plan area (3.4 units to the acre) is compatible with the density of surrounding properties in the City and County. The Specific Plan area is in a currently urbanizing area and is adjacent to various intensities of existing residential, commercial and recreational

developments. The land uses proposed by the Specific Plan have been designated so as to be compatible with these existing land uses. The Specific Plan also proposes the use of residential density transitions (buffer zones) between higher and lower residential densities in the surrounding area, to insure a well integrated and compatible development.

III. The Specific Plan addresses and mitigates all of the environmental impacts identified in the Environmental Impact Report No. 82-0695, as amended.

IV. The Specific Plan insures integrated planning for the future development of this area, as it includes 123.5 acres, encompassing almost all of the undeveloped land in the City of San Diego lying north of Via De La Valle and west of El Camino Real.

V. The Specific Plan promotes a high quality, cohesively designed theme throughout the Specific Plan area. The Specific Plan will contribute to the future housing needs of the City of San Diego by providing approximately 420 dwelling units within the Specific Plan area. In addition, the Specific Plan will promote visual variety, as well as environmentally sensitive design in the residential project.

VI. The amendments to the Progress Guide and General Plan and to the North City segment Local Coastal Program Land Use Plan are necessary to integrate the Via De La Valle Specific Plan into these plans.

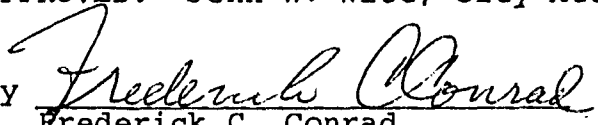
VII. Of the 123.5-acre proposed plan area, 46% of the property will be preserved as natural open space and 23% of the site will be landscaped open space. The preservation of more

than 46% of the property in natural open space, including most all of the south facing sandstone bluffs and hillsides along Via De La Valle, will preserve and protect significant natural, cultural and aesthetic resources, as well as the visual integrity of the San Dieguito River Valley. The Via De La Valle Specific Plan will also preserve the function of the San Dieguito River Valley as an open space corridor by protecting the continuous nature of the existing dominant landscape features.

VIII. Extensive revegetation of both graded and natural slopes, along with installation of extensive drainage facilities will improve the appearance of the property and minimize further erosion and siltation.

APPROVED: John W. Witt, City Attorney

By


Frederick C. Conrad
Chief Deputy City Attorney

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04/03/84
Rev.1 05/08/84
Or.Dept:Plan.
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APR 24 1984

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

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"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uvaldo Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Roger Hedgecock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

ROGER HEDGECOCK
Mayor of The City of San Diego, California .

(Seal)

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California .

By *Raymond L. Ponce* , Deputy.

Office of the City Clerk, San Diego, California

Resolution **R-260558** APR 24 1984
Number Adopted

RECEIVED
CITY CLERK'S OFFICE

CERTIFICATE OF PUBLICATION

1984 MAY 23 AM 10:58

SAN DIEGO, CALIF.

CITY OF SAN DIEGO
ATTN: MAYDELL L. PONTECORVO
202 C St., 12th Floor
SAN DIEGO, CA 92101

IN THE MATTER OF

NO.

RESOLUTION NO. R-260558

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WHEREAS, the Planning Commission of The City of San Diego held public hearings on January 5, 1984; February 9, 1984; and February 23, 1984 to consider the VIA DE LA VALLE SPECIFIC PLAN and NORTH CITY SEGMENT LAND USE PLAN; and

WHEREAS, the Council of The City of San Diego has reviewed the proposed VIA DE LA VALLE SPECIFIC PLAN and NORTH CITY SEGMENT LAND USE PLAN and approves and recommends adoption of same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego that the VIA DE LA VALLE SPECIFIC PLAN and NORTH CITY SEGMENT LAND USE PLAN, copies of which are on file in the office of the City Clerk as Document No. RR-260558-1 and Document No. RR-260558-2, be, and the same are hereby approved and adopted.

BE IT FURTHER RESOLVED, that this Council finds as follows:
The Specific Plan area is shown in the General Plan as Planned Urbanizing. The Via De La Valle Specific Plan is consistent with the Growth Management policies as set forth in the San Diego Progress Guide and General Plan and in the applicable City Council policies.

The overall density of the Specific Plan area (3.4 units to the acre) is compatible with the density of surrounding properties in the City and County. The Specific Plan area is in a currently urbanizing area and is adjacent to various intensities of existing residential, commercial and recreational developments. The land uses proposed by the Specific Plan have been designated so as to be compatible with these existing land uses. The Specific Plan also proposes the use of residential density transitions (buffer zones) between higher and lower residential densities in the surrounding area, to insure a well integrated and compatible development.

The Specific Plan addresses and mitigates all of the environmental impacts identified in the Environmental Impact Report No. 82-0055, as amended.

The Specific Plan insures integrated planning for the future development of this area, as it includes 123.6 acres, encompassing almost all of the undeveloped land in the City of San Diego lying north of Via De La Valle and west of El Camino Real.

The Specific Plan promotes a high quality, cohesively designed theme throughout the Specific Plan area. The Specific Plan will contribute to the future housing needs of the City of San Diego by providing approximately 420 dwelling units within the Specific Plan area. In addition, the Specific Plan will promote visual variety, as well as environmentally sensitive design in the residential project.

I, Carrie Gedeon, 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

RESOLUTION NO. R-260558

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:

May 21, 1984

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

Dated at San Diego, California this 21st day of May, 1984.

Carrie Gedeon

(Signature)

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The amendments to the Progress Guide and General Plan for the North City segment Local Coastal Program Land Use Ordinance necessary to integrate the Via De La Valle Specific Plan and Plans.

On the 123.5-acre proposed plan area, 46% of the property will be preserved as natural open space and 23% of the site will be landscaped open space. The preservation of more than 46% of the property in natural open space, including most all of the south face sandstone bluffs and hillsides along Via De La Valle, will preserve and protect significant natural, cultural, and aesthetic resources, as well as the visual integrity of the San Dieguito River Valley. The Via De La Valle Specific Plan will also preserve the function of the San Dieguito River Valley as an open space corridor by protecting the continuous nature of the existing dominant landscape features.

Extensive revegetation of both graded and natural slopes, with installation of extensive drainage facilities, will improve the appearance of the property and minimize further erosion and siltation.

Passed and adopted by the Council of The City of San Diego on APRIL 24, 1984.

AUTHENTICATED BY:
ROGER HEDGECOCK,
Mayor of The City of San Diego, California
CHARLES G. ABDELNOUR,
City Clerk of The City of San Diego, California
GEOFFREY MAYDELL L. PONTECORVO, Deputy
Enacted May 21, 1984. 60-2670

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