

(R-87-679)

RESOLUTION NUMBER R- 266703

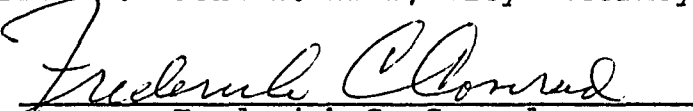
ADOPTED ON SEP 30 1986

WHEREAS, STANLEY E. STEIN appealed the decision of the Planning Commission in approving North City West Planned District Development Plan Permit No. PD-85-0793 submitted by CAROLYN and JOHN BENSON, BARBARA BENSON MEYER, individuals, BENSON FARMS INCORPORATED, a California corporation, "Owners," and RANCHO SANTA FE HIGHLANDS DEVELOPMENT CORPORATION, a California corporation, "Permittee," for the construction of a planned district development on a portion of the Southeast Quarter of the Southwest Quarter of Section 7, Township 14 South, Range 3 West, SBBM, located west of the the existing El Camino Real, north of Half Mile Drive, south of Derby Farms Road, and east of the future alignment of El Camino Real, in the Neighborhood 7 Precise Plan area of the North City West Community Plan area, in the MF-1 Zone; and

WHEREAS, said appeal was set for public hearing on September 30, 1986, 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, that the appeal of STANLEY E. STEIN, is denied; the decision of the Planning Commission is sustained, and North City West Planned District Development Plan Permit No. PD-85-0793 is hereby granted to CAROLYN and JOHN BENSON, BARBARA BENSON MEYER, BENSON FARMS INCORPORATED, "Owners," and RANCHO SANTA FE HIGHLANDS, "Permittee," under the terms and conditions 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:cc:640
10/10/86
Or.Dept:Clerk
R-87-679
Form=r.permit

NORTH CITY WEST PLANNED DISTRICT
DEVELOPMENT PLAN PERMIT NO. 85-0793
(Residential)

City Council

This Planned District Development Plan Permit is granted by the City Council of The City of San Diego to CAROLYN BENSON, JOHN BENSON, BARBARA BENSON MEYER, private individuals and BENSON FARMS INCORPORATED, a California corporation, "Owners" and RANCHO SANTA FE HIGHLANDS DEVELOPMENT CORPORATION, a California corporation, "Permittee" for the purposes and under the terms and on the conditions as set out herein pursuant to the authority contained in Section 103.0600 of the Municipal Code of The City of San Diego.

1. Permission is hereby granted to "Owner/Permittee" to construct a Planned District Development, the Vista Camino Real project, located west of the existing El Camino Real, north of Half Mile Drive, south of Derby Farms Road and east of the future alignment of El Camino Real in the MFL (proposed MF-1) Zone. The project site is legally described as a Portion of the SE 1/4 of the SW 1/4 of Section 7, T14S, R3W, SBBM.

2. The Planned District Development Plan Project ("Project") shall include the total of the following facilities:

- a. 29 multi-family dwelling units.
- b. Off-street parking.
- c. Incidental accessory uses as may be determined and approved by the Planning Director.
- d. A pool, spa and cabana.

3. Prior to the issuance of any building permits the accompanying Planned District zone designation shall be approved by City Council and a final subdivision map or maps shall be recorded on the subject property. Permits may be issued for model units prior to the final map recordation subject to the requirements of the City Attorney, Engineering and Development Director and Planning Director.

4. A "Non-Building Area" designation shall be granted and shown on said map on all areas not shown for building sites. Such areas shall be coupled with the severalty interests of the owners of the dwelling units and) shall be maintained as open space.

5. Prior to the issuance of grading permits, a landscaping and irrigation plan shall be submitted to the Planning Director for approval. Prior to the issuance of building permits, complete building plans, including landscaping and signs, shall be submitted to the Planning Director for approval. All plans shall be in substantial conformity to Exhibit "A," dated September 30, 1986, on file in the Planning Department. All landscaping shall

be installed prior to issuance of an occupancy permit. Subsequent to the completion of this project, no changes shall be made until an appropriate application for an amendment to this permit shall have been granted.

6. The construction and continued use of this permit shall be subject to the regulations of this or other governmental agencies.

7. 86 total parking spaces shall be provided (at a ratio of approximately 2.9 spaces per dwelling unit). Of those spaces, 28 shall be provided for guests (at a ratio of .9 spaces per unit). 14 curb spaces may be included in the calculation. Each of the parking spaces 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 September 30, 1986. Parking spaces and aisles shall conform to Planning Department standards. No charge shall be made at any time for use of these off-street parking spaces.

8. Exterior radio or television antennas shall be prohibited, except for one master antenna 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.

9. Building additions shall conform to the underlying zone. No building additions, including patio covers, shall be permitted unless approved by the homeowners association, if an association exists, and by the Planning Director. Patio covers may be permitted only if they are consistent with the architecture of the dwelling unit.

10. No manufactured slope shall be steeper than a ratio of 2:1.

11. The applicant shall post a copy of the approved permit in the sales office for consideration by each prospective buyer.

12. 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 MF-1 Zone or with an applicable design element.

13. Sidewalks shall be provided from each unit to the sidewalk within the dedicated right-of-way, and if the sidewalks are contiguous to the curb of private streets, a five-foot general utility easement must be provided behind this walk.

14. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.

15. The effective date of this permit shall be the date of final action by the City Council on the associated zone change.

16. No development shall commence, nor shall any permit for construction be issued, until the Permittee signs and returns the permit to the Planning Department. If the signed permit is not received by the Planning Department within 90 days of the decision of the Planning Commission or City Council, the permit shall be void.

17. The property included within this Planned District Development shall be used only for the purposes and under the terms and conditions as set forth in this permit unless specifically authorized by the Planning Director or the permit has been revoked by The City of San Diego.

18. This Planned District Development Plan Permit may be cancelled or revoked if there is any material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by the City, Planning Commission or Permittee.

19. This Planned District Permit shall constitute a covenant running with the land; all conditions and provisions shall be binding upon the permittee and any successor(s), and the interests of any successor(s) shall be subject to every condition herein.

20. Private streets shall be named and begin with appropriate terms such as "Caminito," "Ruelle," or "Row." Public refuse collection shall not be permitted unless approved by the Director of General Services. All private streets shall be improved to the requirements set forth by the Engineering and Development Director. No parking shall be permitted on any private streets except in approved locations.

21. A five-foot-high solid masonry wall shall be constructed along the new alignment of El Camino Real, along Street "A" and to the most northerly entrance off of existing El Camino Real. This wall shall be articulated a minimum of three (3) feet for every twenty (20) feet of street frontage and shall be constructed to the satisfaction of the Planning Director. Berming and landscaping shall be used between this wall and the adjacent sidewalks to effect a natural appearance satisfactory to the Planning Director. These walls are required to attenuate first floor noise levels to City standards.

22. Interior noise attenuating structural techniques shall be incorporated into residential units located along the new El Camino Real alignment. The City's Noise Abatement Office shall review the building plans to ensure that interior noise levels of these residential units would not exceed 45 dBA CNEL based on future traffic projections for El Camino Real. Building permits for the Development Plan shall be reviewed and approved by the City's Noise Abatement Office prior to final approval by the Planning Department.

23. Temporary erosion control landscaping shall be applied to areas disturbed by project construction if more than 90 days

would elapse between Planning Department approval of the grading plan and the installation of the project landscaping as identified in the approved landscape plan. If there is the possibility that graded areas could remain without the landscaping called for in the approved landscaping plan for any portion of the rainy season (November 15 to April 30), then application of erosion control landscaping shall occur immediately follow grading activities.

24. Temporary erosion control landscaping shall as a minimum include the application of a hydromulch of seeds, fiber, and emulsion to manufactured slopes, graded pads, stockpiles, and any other graded areas.

25. Additionally temporary erosion control measures to be specified by the Engineering and Development Department, may be made requirements of project development. These measures could include (but not be limited to) berms, interceptor ditches, sand bagging, hay bales, energy dissipating structures, or silt traps.

26. Manufactures slopes shall be limited to a gradient of 2:1 and shall be rounded at the top and blended at the sides in accordance with Precise Plan requirements to minimize landform impacts.

27. A system of bladed ditches shall be provided at flat gradients across larger graded pad areas to allow in-site entrapment of silt.

28. The approval of this development plan and the associated tentative subdivision map is conditional upon the subsequent approval of the associated zone change by City Council.

29. The use of textured or enhanced paving shall be permitted only with the approval of the City Engineer and Planning Director, and shall meet standards of these departments as to location, noise and friction values departments as to location, noise and friction values, and any other applicable criteria.

30. No access control gates shall be installed within this development except for the gates associated with the emergency access roadway.

31. Access to the dwelling units within the project shall be by means of a system of unnamed, non-dedicated, privately maintained driveways constructed in a manner satisfactory to the City Engineer.

32. No open space easements are to be granted on the final map. However, non-building area easements will be granted on the final map in order to implement the open space provisions of the Planned Development.

APPROVED by the City Council of The City of San Diego on September 30, 1986.

3386

Passed and adopted by the Council of The City of San Diego on..... **SEP 30 1986** ,
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input type="checkbox"/>	<input checked="" 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 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"/>
Judy McCarty	<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 Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

..... **MAUREEN O'CONNOR**
Mayor of The City of San Diego, California.

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

(Seal)

By *Raymond G. Amlecor* Deputy.

Office of the City Clerk, San Diego, California	
Resolution Number R-266703	Adopted SEP 30 1986