

RESOLUTION NUMBER R- 266704

ADOPTED ON SEP 30 1986

WHEREAS, STANLEY E. STEIN appealed the decision of the Planning Commission in approving Tentative Map No. TM-85-0793 submitted by CAROLYN and JOHN BENSON, RANCHO SANTA FE HIGHLANDS DEVELOPMENT CORPORATION and LADERA ASSOCIATES, INC. for two-lot land division of a portion of the Southeast Quarter of the Southwest Quarter of Section 7, Township 14 South, Range 3 West, SBBM, located west of existing El Camino Real and north of Black Mountain Road, within 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, by the Council of The City of San Diego, that this Council adopts the following findings with respect to Tentative Map No. TM-85-0793:

1. The map proposes a two-lot subdivision for residential and open space development. This type of development is consistent with the General Plan and the North City West Community Plan which designate the area for residential use. The map will retain the community's character by encouraging orderly, sequential development compatible in its intensity with surrounding existing and future land development.

2. The design and proposed improvements for the subdivision are consistent with the zoning/development regulations of the MF-1 Zone in that:

a. All lots have minimum frontage on a dedicated street which is open to and usable by vehicular traffic;

b. All lots meet the minimum dimension requirements of the MF-1 Zone.

c. All lots are designed so that required improvements do not result in nonconforming lots with respect to building area, setbacks, side yard and rear yard regulations.

d. Development of the site is controlled by North City West Planned District Development Plan Permit No. DP-85-0793.

3. The design and proposed improvements for the subdivision are consistent with State Map Act Section 66473.1 regarding the design of the subdivision for future passive or natural heating and/or cooling opportunities.

4. The site is physically suitable for residential development. The harmony in scale, height, bulk, density and coverage of development creates a compatible physical relationship to surrounding properties for which this area has been planned.

5. The site is suitable for the proposed residential density of development.

6. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife, or their habitat, in that the proposed subdivision will not endanger known rare biological resources or will not create undesirable environmental impact based upon the findings of Environmental Impact Report No. EIR-85-0793, incorporated herein by reference.

7. The design of the subdivision and the type of improvements will not likely cause serious public health problems inasmuch as needed public services and facilities are available/or required by condition of this map to provide for water and sewage facilities as well as other related public services.

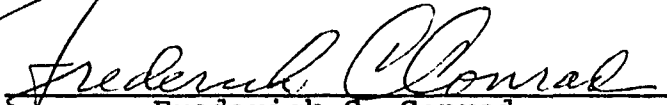
8. The design of the subdivision and the type of improvements are such that they will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed subdivision as demonstrated by the City Engineer's request for public dedications and adequate improvement on the proposed subdivision.

9. The City Council has reviewed the adopted Housing Element, the Progress Guide and General Plan of The City of San Diego and hereby finds, pursuant to Government Code Section 66412.3, that the housing needs of the region are being met since residential development has been planned for the area and public services programmed for installation, as determined by the City Engineer, in accordance with financing and environmental policies of this Council.

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

BE IT FURTHER RESOLVED, that the appeal of STANLEY E. STEIN, is denied; the decision of the Planning Commission is sustained, and said Tentative Map No. TM-85-0793 is hereby granted to CAROLYN and JOHN BENSON, RANCHO SANTA FE HIGHLANDS DEVELOPMENT CORPORATION and LADERA ASSOCIATES, INC., subject to the conditions attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By   
Frederick C. Conrad  
Chief Deputy City Attorney

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10/10/86  
Or.Dept:Clerk  
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TENTATIVE MAP NO. TM 85-0793

CONDITIONS

1. This tentative map will become effective with Council approval of the associated street vacation and will expire three years after such approval. If the street vacation is denied, this tentative map shall be deemed denied.
2. Council approval of the final map will be contingent upon the vacating of the existing alignment of El Camino Real (R.S.567) between the cul-de-sac and the southerly subdivision boundary.
3. The "General Conditions for Tentative Subdivision Maps" filed in the office of the City Clerk under Document No. 767688 on May 7, 1980, shall be made a condition of map approval. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized.
4. Undergrounding of existing and/or proposed public utility systems and service facilities is required according to San Diego Municipal Code Section 102.0404, Subsection 2.
5. The subdivider shall dedicate right-of-way for the new alignment of El Camino Real and Street "A" within the subdivision. This right-of-way dedication shall match that shown on Drawing 22591-D.

The subdivider shall also dedicate right-of-way for the new alignment of El Camino Real outside the subdivision boundary in order to provide 98 feet of right-of-way for the new alignment of El Camino Real through the intersection with Street "A."

6. The subdivider shall relinquish access rights to the new alignment of El Camino Real.
7. The subdivider shall provide the full improvement of the new alignment of El Camino Real, to four-lane primary arterial street standards, from the southerly subdivision boundary through the intersection with Street "A," in a manner satisfactory to the City Engineer. Full improvements shall consist of curbs, 5-foot wide sidewalks and a 78-foot wide paved roadway with a 14-foot wide raised median.

The subdivider shall provide transition on both the north and south to meet the existing improvements in the new alignment of El Camino Real in a manner satisfactory to the City Engineer. If no improvements exist within the new alignment of El Camino Real, this subdivider shall provide 24 feet of paving with an AC sidewalk on one side, off-site to the south to the intersection of El Camino Real and Half Mile Drive.

8. The subdivider shall also dedicate an additional 8 feet of right-of-way for Street "A," northerly of the subdivision boundary, for a total right-of-way width of 38 feet. This right-of-way shall be improved adjacent to the subdivision, to collector street standards, with curb, 5-foot wide sidewalk and 28 feet of paving.
9. Additional right-of-way shall be dedicated for the existing alignment of El Camino Real (R.S.567) so as to provide a total half-width right-of-way of 25 feet westerly of the existing centerline, and the full right-of-way for a standard residential cul-de-sac, as shown on the approved tentative map.
10. The existing alignment of El Camino Real (R.S.567) shall be improved adjacent to the subdivision as a local cul-de-sac street with curb and sidewalk on the westerly side with a minimum of 24 feet of paving, and the full improvement of a standard residential cul-de-sac, as shown on the approved tentative map.
11. With the ultimate full improvement of the new alignment of El Camino Real, a median break will not be allowed at Street "A."
12. Access within the subdivision shall be by means of unnamed, non-dedicated private driveways constructed in a manner satisfactory to the Fire Department.
13. A non-building area easement shall be granted on the final map over lot 2.
14. 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 PRD ordinance.
15. Water Requirements:
  - a. Install a 24-inch water main in the new alignment of El Camino Real between Half Mile Drive and the northerly subdivision boundary.
  - b. Install a pressure regulating station on the 24-inch water main at Half Mile Drive in a manner satisfactory to the City Engineer.
  - c. Install a 12-inch water main in Street "A" and in the existing alignment of El Camino Real (R.S.567).
  - d. The subdivider shall install fire hydrants at locations satisfactory to the City Engineer.
16. Sewer Requirements:
  - a. Provide a sewer study for approval by the Water Utility Director for the drainage area southerly of the pump station built by Fairbanks Country Club.

- b. Install a system of sewer mains adequate to serve this subdivision and in compliance with the approved sewer study.
  - c. The subdivider shall provide calculations, satisfactory to the Water Utilities Director, to show that the size and the grade of the sewer mains will provide cleansing velocities.
17. Providing water for this subdivision is dependent upon the prior construction of certain water mains in previously approved subdivisions in this area. If they have not been constructed when required for this subdivision, then the construction of certain portions of previously approved water mains, as required by the City Engineer, will become offsite improvement requirements for this subdivision.
18. This subdivision is in a community plan area designated in the General Plan as Planned Urbanizing or Future Urbanizing. As such, special financing plans have been, or will be, established to finance the public facilities required for the community plan area.

Therefore, in connection with Council approval of the final map, the subdivider shall comply with the provisions of the financing plan then in effect for this community plan area, in a manner satisfactory to the City Engineer. This compliance shall be achieved by entering into a development agreement, paying a facilities benefit assessment, or such other means as may have been established by the City Council.

19. This tentative map is within the North City West Community for which a Transportation Phasing Plan has been incorporated in the Public Facilities Financing Plan. Contained within this plan are individual traffic facility improvements. Before predetermined thresholds of development may be exceeded, the City Engineer must be satisfied that these improvements are either:
- a. Completed.
  - b. Under contract.
  - c. Bonded.
  - d. Scheduled and funded for construction in the immediate fiscal year of the City's Capital Improvement Program, or
  - e. Scheduled and funded for construction in the immediate fiscal year of the State Transportation Improvement Program (STIP).

The subdivider is advised that issuance of Building Permits may be limited or otherwise withheld because of unsatisfied thresholds in the Phasing Plan. The filing of a final map does not guarantee that building permits will be issued for properties within the final map area. A copy of the North City West Public Facilities Financing Plan may be viewed or purchased at the office of the City Engineer.

20. Prior to the filling of the final map, the subdivider shall demonstrate compliance with the North City West School Facilities Master Plan. Compliance may be evidenced through any of the following methods: 1) By obtaining a school letter stating such compliance; 2) By otherwise demonstrating the availability of school facilities to accommodate

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residents of the subdivision; or 3) By participating in the "School Deposit Procedure" alternative as provided in the Master Plan. A development agreement will implement the deposit procedure.

21. Prior to the filing of the final map(s), the subdivider shall submit "Letter(s) of School Availability" from the Solana Beach Unified School District, San Dieguito Unified School District and Mira Costa Community College District in accordance with Council Policy 600-22.
22. Prior to recordation of any final subdivision map by the City Council, the subdivider shall provide evidence to ensure that an affirmative marketing program is established.
23. This map shall conform to Planned District Permit No. 85-0793.



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Passed and adopted by the Council of The City of San Diego on.....  
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 *Maureen O'Connor*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number **R-266704** Adopted **SEP 30 1986**