

RESOLUTION NUMBER R- 267673

ADOPTED ON FEB 10 1987

WHEREAS, RANCHO PENASQUITOS PLANNING BOARD, by Barbara Fisher, Chairman, appealed the decision of the Planning Commission in approving Planned Residential Development Permit No. PRD-85-0910 submitted by PARDEE CONSTRUCTION COMPANY, a California corporation, Owner/Permittee, to develop 504 multi-family attached dwelling units and a mini-park on a portion of Rancho del los Penasquitos, located east of Rancho Penasquitos Boulevard, between Carmel Mountain Road and Interstate 15, in the Penasquitos East Community Plan area, in the A-1-10 and A-1-10 (HR) Zones; and

WHEREAS, said appeal was set for public hearing on February 10, 1987, 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 Planned Residential Development Permit No. PRD-85-0910:

1. The proposed use will fulfill an individual and/or community need and will not adversely affect the General Plan or the community plan. The Penasquitos East Community Plan designates this site for low density (0-6 dwelling units per acre) residential development, a mini-park and open space. The

applicant proposes to develop the site at a residential density of 5.4 dwelling units per net acre, therefore the project conforms to the community plan with respect to density. The applicant would develop a one-acre, mini-park site as required by the community plan, as well. The clustering of units on the disturbed, buildable portions of the site, thereby preserving natural open space areas, is in conformance with the objectives of the plan.

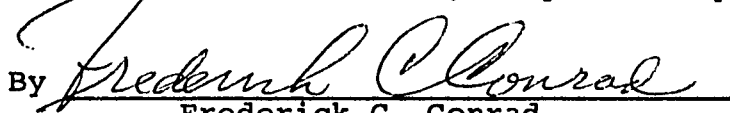
2. The proposed use, because of the conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area and will not adversely affect other property in the vicinity. To mitigate potential noise impacts from Interstate 15 and State Route 56, the applicant is required to construct noise attenuation walls, earth berms and insulate the dwelling units to achieve interior noise levels of 45 dB CNEL or less. A number of conditions relating to grading, contouring, landscaping and landscape maintenance have been incorporated into the permit to minimize impacts to the site and surrounding open space areas. Vehicular access and emergency vehicle access to the site has been provided to the satisfaction of the City.

3. The proposed use will comply with the relevant regulations in the Municipal Code. The project fulfills all requirements of the Municipal Code relevant to Planned Residential Developments and tentative maps and meets the guidelines of the adopted community plan.

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 the RANCHO PENASQUITOS PLANNING BOARD, by Barbara Fisher, Chairman, is denied; the decision of the Planning Commission is sustained, and Planned Residential Development Permit No. PRD-85-0910 is hereby granted to PARDEE CONSTRUCTION COMPANY, 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
03/05/87
Or.Dept:Clerk
R-87-1652
Form=r.permit

PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. PRD-85-0910
SUN RIDGE VISTA

CITY COUNCIL

This Planned Residential Development Permit is granted by the City Council of The City of San Diego to PARDEE CONSTRUCTION COMPANY, a California corporation "Owner/Permittee," under the conditions contained in Section 101.0900 of the Municipal Code of The City of San Diego.

1. Permission is granted to "Owner/Permittee" to construct a Planned Residential Development described as a Portion of Rancho de Los Penasquitos, located east of Penasquitos Boulevard between Carmel Mountain Road and Interstate 15, in the A-1-10 and A-1-10 HR (proposed R1-6000 and R1-6000HR) Zone.
2. The Planned Residential Development Permit shall include the total of the following facilities:
 - a. 504, multi-family attached;
 - b. Off-street parking;
 - c. Incidental accessory uses as may be determined and approved by the Planning Director; and
 - d. Five private recreation areas with pool and recreation buildings and 1 public mini-park site.
3. Prior to the issuance of any building permits, a final subdivision map shall be recorded on the subject property. Rezoning of the subject property shall be approved by the City Council and become effective with the recordation of the subdivision map. 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.

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. The same restrictions that apply to natural open space easements shall apply to these "non-building areas".
5. Prior to the issuance of grading permits, a landscaping and irrigation plan shall be submitted to the Planning Commission for approval. Prior to the issuance of building permits, complete building plans, including landscaping and signs, shall be

submitted to the Planning Commission for approval. All plans shall be in substantial conformity to Exhibit "A," dated February 10, 1987, 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. 1118 total parking spaces shall be provided (at a ratio of 2.2 spaces per dwelling unit). Of those spaces, 411 shall be provided for guests (at a ratio of 0.8 spaces per unit). 62 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 February 10, 1987. 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. No building additions, including patio covers, shall be permitted unless approved by the homeowners association and 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 R1-6,000 Zone.

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 Planning Director or the effective date of a concurrent rezoning case. If an appeal is filed, the effective date shall be the date of final action by the Planning Commission or, if appealed, the date of City Council action. The permit must be utilized within 36 months after the effective date. Failure to utilize the permit within 36 months will automatically void the permit unless an extension of time has been granted by the Planning Director, as set forth in Section 101.0900 of the Municipal Code. Any such extension of time must meet all the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the Planning Director.

16. No development shall commence, nor shall any permit for construction be issued, until:

- a. The Permittee signs and returns the permit to the Planning Department;
- b. The Planned Residential Development Permit is recorded in the Office of the County Recorder.

If the signed permit is not received by the Planning Department within 90 days of the decision of the Planning Director Planning Commission or City Council, the permit shall be void.

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

18. This Planned Residential Development 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 or Permittee.

19. This Planned Residential Development 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," "Row," or "Square." 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. This Planned Residential Development shall be constructed prior to sale to individual owners to ensure that all development is consistent with conditions and exhibits submitted to and approved by the Planning Director.

22. 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, and any other applicable criteria.

23. The timely landscaping of the slopes identified herein is considered to be in the public interest and the developer shall initiate such landscaping within 90 days from the date that the grading of the designated slopes is deemed to be complete. Such landscaping and the supporting irrigation systems and appurtenances, shall be installed in accordance with the plans approved by the Planning Director and City Engineer and the landscaping shall be properly maintained to insure the survival and propagation of the plant material during the period prior to the acceptance of the public improvements or establishment of a Home Owners Association which will assure responsibility for the landscape maintenance.

24. Six-foot-high noise attenuation barriers shall be constructed at the locations indicated on the PRD site plan. Noise barriers must be a minimum of 6 feet above the adjacent pad and constructed of solid masonry wall, earthen berm, or a combination of both. If plexiglass is to be utilized within portions of the noise barrier, the glass must have a minimum sound transmission class (STC) rating of 43 or more and must be sealed into the wall.

25. Sound insulation measures must be incorporated into the design of the units indicated in Figure 4 of the Environmental Initial Study to achieve interior noise levels of 45dB CNEL or less based on year 2005 traffic volumes. Prior to issuance of building permits, an acoustical analysis must be prepared to recommend specific design and construction techniques to achieve noise levels of 45 dB CNEL or less. The applicant shall implement the necessary mitigation measures identified in the noise study. This noise study and mitigation shall be reviewed and approved by the Deputy Director of the Environmental Quality Division and Administrator of the Noise Abatement and Control Division.

26. Maintenance of the landscaped manufactured slopes shall be provided by the applicant for a minimum period of two years. This extended maintenance program will include temporary irrigation, removal and replacement of dead plants, and periodic fertilization.

27. The applicant shall implement the following salvage program for paleontological resources:

- a. Grading plans and schedule shall be provided to a qualified paleontologist in advance of actual development.
- b. A qualified paleontologist shall be present at any pre-grade meetings to discuss grading plans with the contractors.
- c. During grading, a qualified paleontologist shall be on-site during the original cutting of previously undisturbed sediments of the Mission Valley formation to inspect cuts for contained fossils.
- d. The paleontologist shall be allowed to temporarily direct or divert grading to allow recovery of any fossil remains.
- e. Any remains collected from the project area shall be deposited in a scientific institution with paleontological collections.
- f. A report describing the results of the above monitoring program shall be submitted to the Deputy Director of the Environmental Quality Division.

28. To mitigate potential geological impacts, the recommendations contained in the geo-technical reports for the project shall be incorporated into the design, construction and project specifications. These reports include 1) "Preliminary Geo-technical Report and Grading Plan Review Sun Ridge Vista Site Plan, Drawing No. 2220-J-2, City of San Diego, California," 2) Letter from Pacific Soils Engineering, Inc., to Pardee Construction Company dated December 18, 1985, regarding the review of the emergency fire access road for Sun Ridge Vista, and 3) letter from Pacific Soils Engineering Inc., to Pardee Construction Company dated July 24, 1986, regarding the geo-technical review of mini-parks site for Sun Ridge Vista. In addition, prior to final map recordation, a geo-technical plan review shall be performed to provide additional comments and recommendations as necessary.

29. The area shown on the approved tentative map as Lot 18, the future Route 56 right-of-way, shall be dedicated for street purposes.

The boundary of Lot 18 shall be referenced, at two or more points, to the California Coordinate System. The boundary shall be reviewed by CALTRANS prior to submitting the final subdivision map.

30. Azuaga Street is classified as a two-lane collector with a 60-foot wide right-of-way. In connection with this subdivision, the subdivider shall dedicate Azuaga Street easterly along the alignment shown on the approved tentative map and shall fully improve this right-of-way with curbs, five-foot wide sidewalk on the southerly side, and a 40-foot wide paved roadway with a fully improved standard residential cul-de-sac.

31. Lot 21 shall be dedicated to the City for park purposes. The deed conveying the property to the City of San Diego is to be submitted to the City Council for acceptance concurrently with the filing of the final map. No park fee credits will be given because of this land transfer.

The configuration of Lot 21 shall be revised on the final map, in a manner satisfactory to the Park and Recreation Director, so as to have frontage on a dedicated street.

In connection with Council approval of the final map containing Lot 21, the subdivider shall enter into an agreement with the City, satisfactory to the Park and Recreation Director, whereby the subdivider agrees to improve the mini-park as required by the Park and Recreation Director, deed the improvements to the City upon completion and provide for the future maintenance of the mini-park.

32. In the event that any condition of this Permit is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this Permit shall be void.

APPROVED by the City Council of The City of San Diego on February 10, 1987.

267673

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Passed and adopted by the Council of The City of San Diego on FEB 10 1987,
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 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"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Celia Ballesteros	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

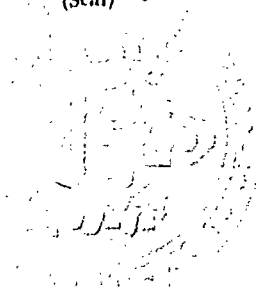
AUTHENTICATED BY:

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

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

By Ellen Boward, Deputy.

(Seal)



Office of the City Clerk, San Diego, California

Resolution Number R-267673 Adopted FEB 10 1987