

RESOLUTION NUMBER R-268284

ADOPTED ON MAY 5, 1987

WHEREAS, SUNROAD ENTERPRISES, and related entities, by F. O. Tronboll, appealed the decision of the Planning Commission in approving Tentative Map No. TM-83-0393 submitted by H. G. FENTON MATERIAL COMPANY and SGPA PLANNING AND ARCHITECTURE for a 14-lot subdivision of portions of Pueblo Lots 1173 and 1174, located north of Friars Road, between Frazee Road and Mission Center Road, in the Mission Valley Community Plan area, in the R1-5000 Zone; and

WHEREAS, the matter was set for public hearing on April 7, 1987 and continued to May 5, 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 Tentative Map No. TM-83-0393:

1. The map proposes a 14-lot subdivision for commercial development. This type of development is consistent with the General Plan and Community Plan which designate the area for commercial use. The proposed 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 CA Zone in that:

a. The project has frontage on a dedicated street which is open to and usable by vehicular traffic.

b. All lots meet the minimum dimension requirements of the CA Zone.

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

d. Development of the site is controlled by a Planned Commercial Development Permit.

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 commercial 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 physically suitable for the proposed density of development. This is consistent with the community plan which provides for commercial development.

6. The design of the subdivision and the proposed improvements could cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their

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habitat. However, the project, as revised, now avoids or mitigates the potentially significant environmental effects based upon the findings of Environmental Impact Report No. EIR-84-0128 which is incorporated herein by this reference.

7. The design of the subdivision and the type of improvements will not likely cause serious public health problems inasmuch as the 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 map.

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 SUNROAD ENTERPRISES, and related entities, is denied; the decision of the Planning Commission is sustained, and Tentative Map No. TM-83-0393 is hereby granted to H. G. FENTON MATERIAL COMPANY and SGPA PLANNING AND ARCHITECTURE, subject to the conditions attached hereto and made a part hereof.

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APPROVED: JOHN W. WITT, City Attorney

By Frederick C. Conrad
Frederick C. Conrad
Chief Deputy City Attorney

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05/20/87
Or.Dept:Clerk
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TENTATIVE MAP TM-83-0393

CONDITIONS

1. This tentative map will become effective with the effective date of the City Council Ordinance that approves Rezoning 83-0393 and will expire with the same. If this rezoning is denied, the tentative map shall be deemed denied.
2. 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.
3. The subdivider must provide a geological reconnaissance on the subject property to determine the stability of the soil. All slopes shall be constructed in accordance with the provisions of San Diego Municipal Code Section 62.0410 et seq.
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. Friars Road has been designated as an 8-lane primary arterial street. In connection with this subdivision, the subdivider shall construct a raised median easterly of Frazee Road, and a sombrero buff concrete barrier median along the existing centerline of Friars Road as shown on Sheet 2 of the approved tentative map. The barrier median is to be a type 50 barrier with attenuators, if required by the City Engineer, beginning at the easterly end of the 250-foot-long dual left-turn pocket easterly of Frazee Road and extending to the crest in Friars Road just east of Mission Center Road as determined by the City Engineer. Northerly of this median and barrier, the subdivider shall construct the travel lanes and westbound on-ramp as shown on Sheet 2 of the approved tentative map and satisfactory to the City Engineer.

Friars Road easterly of Frazee Road shall be constructed with 4 thru-lanes, dual left-turn lanes for westbound to southbound on Frazee Road and a separate right-turn lane at Frazee Road as shown on Sheet 2 of the approved tentative map.
6. As an alternative to constructing the barrier median in Friars Road, the subdivider may participate in the City Capital Improvements Project that will be constructing a barrier median in Friars Road, by contributing cash in an amount not to exceed \$151,939. This money shall be paid prior to Council approval of the first final map.
7. The westbound on-ramp to Friars Road is to be designed with a 35 mile-per-hour minimum stopping sight distance and in accordance with the 1985 CALTRANS standards.

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The design of the ramp shall allow for an additional future 12-foot-wide driving lane with an 8-foot-wide parking lane in connection with a future widening of Friars Road. The subdivision improvements and grading shall be compatible with the ultimate widening and the use of retaining walls should not be required in order to achieve the future widening.

The subdivider shall provide a 2-foot widening and a 8-foot-wide sidewalk on the north side of Friars Road between Frazee Road and the northbound on-ramp to highway 163 in a manner satisfactory to the City Engineer. A landscape strip 5 feet in width shall be installed between the sidewalk and curb except where precluded by existing structures.

8. Mission Center Road is designated as a 6-lane major street. In connection with this subdivision, the subdivider shall fully improve the southbound lanes, including curb and 5-foot-wide sidewalk adjacent to the subdivision, the median and the northbound traffic lanes as required by the City Engineer and shown on Sheet 4 of the approved tentative map. These improvements shall extend from the Friars Road bridge northerly to meet the existing improvement of Mission Center Road and shall be constructed in a manner satisfactory to the City Engineer. Some of this work may be shown on the improvement plans for TM 02-144.

The painted median in Mission Center Road, as shown on Sheet 4 of the approved tentative map, shall contain a dual left-turn pocket at the entry driveway for left turns into the project. Additional right-of-way shall be dedicated as required by the City Engineer.

9. Frazee Road is designated as a high-volume 4-lane collector street. In connection with this subdivision, the subdivider shall provide the right-of-way and improvement of Frazee Road north of Friars Road with curbs, 8-foot-wide sidewalks and paving in a manner satisfactory to the City Engineer and as shown on Attachment 5, B-1 Alternative, in Planning Commission Report #87-192 dated April 27, 1987. A landscape strip at least 4 feet in width shall be installed between the sidewalk and curb adjacent to this project. The subdivider may construct a traffic signal on Frazee Road at the entry driveway. Such installation may require widening Frazee Road for the storage of vehicles satisfactory to the City Engineer. The subdivider shall be responsible for 100% of the traffic signal improvements.
10. The subdivider shall relinquish access rights to Friars Road and the westbound on-ramp.
11. The subdivider shall modify the existing traffic signal system at Frazee Road and Friars Road as required by the City Engineer.
12. The subdivider shall construct a traffic signal system in a manner satisfactory to the City Engineer on Mission Center road at the easterly driveway into the subdivision.

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13. The subdivider shall install a traffic signal system in a manner satisfactory to the City Engineer on Mission Center Road at the on-ramps north of Friars Road.

The subdivider should request a reimbursement district be established, in accordance with the provisions of Municipal Code Section 62.0208, to recover the cost of constructing the traffic signal system. This traffic signal system is included in the First San Diego River Improvement Project (FISDRIP). The amount of the reimbursement shall be established by the City Engineer. Creation of a reimbursement district is subject to City Council approval.

14. The proposed improvement of Frazee Road required of this subdivision shall be in alignment with the proposed alignment of Frazee Road southerly of Friars Road required in connection with the map of Hazard Center, TM 85-0362.
15. The subdivider shall dedicate the street reservation in Lots 1 and 2, Murray-Frazee Subdivision and the street reservation in Lot 7, Mission Valley Heights. This dedicated right-of-way shall be fully improved by the subdivider as a local street with curbs, sidewalks and a 44-foot-wide paved roadway between Murray Canyon Road and the northerly subdivision boundary in a manner satisfactory to the City Engineer.
16. Prior to Council approval of the final map, the subdivider shall enter into an agreement satisfactory to the Deputy Director of the Environmental Quality Division whereby the developer agrees to:
 - a. Participate in funding the Murray Ridge Road and Stadium Way extensions. The Murray Ridge Road extension would require amending the Serra Mesa and Mission Valley Community Plans.
 - b. Participate in a public transit assessment district.
 - c. Participate in funding the Stadium Way/Friars Road Interchange improvements.
17. Prior to the issuance of any building permits, this subdivider shall sign documents in a form satisfactory to the City Attorney's Office indicating that they will not protest the formation of an assessment district formed to provide an above-grade pedestrian way across Friars Road in the general vicinity of Frazee Road.
18. WATER REQUIREMENTS:
 - a. Install a 16-inch water main in Mission Center Road between the existing 16-inch water main in Friars Road and the northerly subdivision boundary.
 - b. Install a 12-inch water main between the required 16-inch water main in Mission Center Road and the existing 12-inch water main in Frazee Road.

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- c. Grant a 24-foot-wide paved water easement for the above 12-inch water main as required by the Water Utilities Director. The easement is to be paved.
- d. Install fire hydrants at locations satisfactory to the Fire Department and to the City Engineer.

19. SEWER REQUIREMENTS:

- a. Install a minimum 10-inch gravity sewer main in Frazee Road and Friars Road connecting to the existing 10-inch sewer per Drawing 15210-D, or connecting to the existing 33-inch trunk sewer in Frazee Road.
- b. Provide calculations, satisfactory to the Water Utilities Director, showing that the size and the grade of the sewer mains will provide cleansing velocities.

20. This map shall conform to the provision of PCD 83-0393.

21. This subdivision is subject to payment of School Impact fees at the time of issuance of building permits as provided by Chapter 887, State Statutes of 1986, in accordance with procedures established by the Director of Building Inspection.

APPROVED BY THE COUNCIL OF THE CITY OF SAN DIEGO ON MAY 5, 1987.

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MAY 05 1987

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ed Struikma	<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.

(Seal)

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

By *Charles G. Abdelnour*, Deputy.

Office of the City Clerk, San Diego, California

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