

RESOLUTION NUMBER R- 268642

ADOPTED ON JUN 22 1987

WHEREAS, on May 11, 1987, the Subdivision Board approved Tentative Map No. TM-86-1060 submitted by QUEST EQUITIES CORPORATION and KAPPA SURVEYING AND ENGINEERING, INC. which proposed to construct 96 attached multi-units on Lots 1 through 43, of M & M Heights, Map No. 9368, located at the northwest corner of Home and Fairmount Avenues, in the Mid-City Community Plan area, in the R1-5000 (HR) Zone; and

WHEREAS, the matter was set for public hearing on June 22, 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-86-1060:

1. The map proposes the subdivision of an 11.33-acre site into one parcel for residential development. This type of development is consistent with the General Plan and the Mid-City Community Plan which designate the area for industrial use (the Plan provides for an alternative land use to allow residential development consistent with the existing zone). 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 map are consistent with the zoning/development regulations of the R1-5000 and R1-5000 (HRO) Zone in that:

a. The project has minimum frontage on a dedicated street which is open to and usable by vehicular traffic, only as allowed under the accompanying Planned Residential Development Permit.

b. All lots meet the minimum dimension requirements of the R1-5000 (HRO) Zone, only as allowed under the accompany Planned Residential Development Permit.

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, only as allowed under the accompanying Planned Development Permit.

d. Development of the site is controlled by Planned Residential Development Permit No. PRD-86-1060.

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 density of development. This is consistent with the community plan which provides for low density residential uses.

6. The design of the subdivision and the proposed improvements could cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. However, the project as revised now avoids or mitigates the potentially significant environmental effects based upon the findings of Environmental Mitigated Negative Declaration No. EMND-86-1060 which is included 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 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.

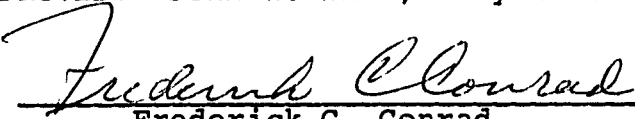
9. The Subdivision Board reviewed the adopted Housing Element, the Progress Guide and General Plan of The City of San Diego, and pursuant to Government Code Section 66412.3 found that the housing needs of the region are being met since residential development has been planned for the area and public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

10. The notices required by Municipal Code Section 101.0993.A. have been given in the manner required by that section.

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

BE IT FURTHER RESOLVED, the decision of the Subdivision Board is sustained, and said Tentative Map No. TM-86-1060 is hereby granted to QUEST EQUITIES CORPORATION and KAPPA SURVEYING AND ENGINEERING, 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

FCC:cc:640
07/09/87
Or.Dept:Clerk
R-87-2776
Form=r.tm

CITY COUNCIL CONDITIONS
TM 86-1060

1. This tentative map will become effective with the date of Council approval of the associated street vacation and expire 3 years after the date of approval of the street vacation. If the street vacation is denied, this 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. This property is subject to the payment of a park fee in accordance with the San Diego Municipal Code, which specifies park fees applicable in the Mid-City Community Plan area.
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.

The undergrounding of overhead 69KV or larger transmission lines is exempt. The undergrounding of overhead distribution lines underbuilt on the 69KV or larger transmission tower is waived. The request to waive the overhead line along Home Avenue is denied.

5. Approval of this tentative map is subject to Council approval of the vacation of Juniper Street, Martinview Drive and Budmuir Place as shown on the approved tentative map.
6. 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.
7. Fairmount Avenue is classified as a 4-lane major within a 98-foot-wide right-of-way. The subdivider shall assure full half-width improvements including curb, sidewalk, and additional paving as necessary.
8. Home Avenue is classified as a 4-lane major within a 98-foot-wide right-of-way. The subdivider shall assure full half-width improvements including curb, sidewalk, and additional paving as necessary. The subdivider shall also extend the existing median adjacent to this subdivision satisfactory to the City Engineer. A median break will not be allowed at the entrance to this project.

The intersection of Home Avenue and Fairmount Avenue shall be reconstructed to provide a standard "T" intersection satisfactory to the City Engineer. The traffic signal shall be modified as necessary.

9. The subdivider shall construct a walkway from Juniper Street to Fairmount Avenue satisfactory to the City Engineer.
10. Water Requirements:
 - a. Provide minimum 8-inch looping on-site water mains to provide domestic and fire needs.
 - b. Install fire hydrants at locations satisfactory to the Fire Department and to the City Engineer.
11. Sewer Requirements:
 - a. Install a system of on-site gravity sewer mains adequate to serve this development.
 - b. Provide calculations, satisfactory to the Water Utilities Director, to show that the size and the grade of the sewer mains will provide cleansing velocities.
 - c. Provide sewer and/or water easements where necessary.
12. In order to avoid impacts to paleontological resources the following measures shall be incorporated:
 1. On-site monitoring of grading at all times during the original cutting of undisturbed sedimentary rocks of the San Diego Formation, including collection of fossils which are unearthed.
 2. If fossiliferous shell or bone layers are encountered, a screen washing program will be conducted.
 3. Salvaged fossils will undergo a limited preparation program which will include cleaning and repairing fossils.
 4. The prepared collection of salvaged fossils will be donated to the San Diego Natural History Museum for permanent storage.
 5. A brief report which summarizes the salvage program shall be prepared and submitted to the Deputy Director of the Environmental Quality Division.
13. In order to avoid adverse impacts on sensitive biological resources, the following measures shall be incorporated:
 1. All undisturbed natural hillsides and canyons (i.e., northwestern corner and north-central canyon area) shall be placed in a non-building area easement.
 2. Heavy equipment and construction activities shall be prohibited outside the areas proposed for grading. In particular, open space areas shall not be used as staging areas, access roads shall not be permitted, and excess fill shall not be disposed of in canyon areas.

3. The limits of grading and non-building areas shall be clearly marked prior to construction.
 4. Cut slopes shall be revegetated with native plant species which presently occur on-site including California sagebrush, flat-top buckwheat, black sage, and San Diego sunflower.
 5. Individuals of coast barrel cactus and snake cholla shall be salvaged and replanted in open space areas. Transplantation shall be accomplished under the supervision of a qualified biologist.
 6. A 6-foot fence shall be placed around the open space areas adjacent to the cut slopes.
 7. Non-invasive naturalized species shall be planted adjacent to the units.
14. This tentative map shall conform to the provisions of PRD No. 86-1060.
 15. This subdivision is subject to payment of School Impact Fees at the time of issuance of building permits as provided by California Government Code Section 53080(b) (Statutes of 1986, Chapter 887) in accordance with procedures established by the Director of Building Inspection.

2101

JUN 22 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 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 Struiksm | <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 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.

(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

Resolution **R-268642** JUN 22 1987
 Number Adopted