

RESOLUTION NUMBER R-268649

ADOPTED ON JUNE 22, 1987

WHEREAS, SHERATON HOTEL CORP., by Craig Beam of Luce, Forward, Hamilton & Scripps, SCRIPPS CLINIC AND RESEARCH FOUNDATION, by Franne Ficara of Luce, Forward, Hamilton & Scripps, and the CITY MANAGER of THE CITY OF SAN DIEGO appealed the decision of the Planning Commission in denying Tentative Map No. TM-86-0679 submitted by SHERATON CORPORATION, THE CITY OF SAN DIEGO and JAMES A. HUTCHISON & ASSOCIATES for a three-lot subdivision of Pueblo Lots 1325, 1326, 1330 and 1331, Miscellaneous Map No. 36, located on the west side of Torrey Pines Road at Science Park Road, in the University Community Plan area, in the R1-5000 Zone (proposed CR 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-86-0679:

1. The map proposes a three-lot subdivision of a 28.7-acre site. 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 of the map is consistent with zoning/development regulations of the R1-5000 Zone (proposed CR 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 R1-5000 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.

3. The design of the subdivision is 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 visitor commercial development. The harmony in scale, height, bulk, density and coverage of development would create 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.

6. The design of the subdivision and the proposed improvements are likely to result in substantial environmental damage based upon the findings of Environmental Impact Report No. EIR-86-0679 which is included herein by this reference. However, a finding has been made pursuant to Public Resources Code Section 21081(c) that specific economic, social or other

considerations make infeasible the mitigation measures or project alternatives identified in EIR-86-0679.

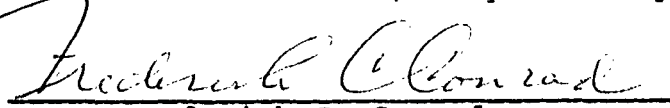
7. The design of the subdivision will not likely cause serious public health problems inasmuch as needed public services and facilities are available/or required by condition of this map to provide for water and sewage facilities as well as other related public services.

8. The design of the subdivision is such that it 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 SHERATON HOTEL CORP., SCRIPPS CLINIC AND RESEARCH FOUNDATION and the CITY MANAGER of THE CITY OF SAN DIEGO are granted; the decision of the Planning Commission is overruled, and Tentative Map No. TM-86-0679 is hereby granted to the SHERATON HOTEL CORP., 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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07/14/87
Or.Dept:Clerk
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R- 268649

CITY COUNCIL CONDITIONS
TM 86-0679

1. This tentative map will expire April 13, 1990.
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. 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.
4. North Torrey Pines Road is classified as a 6-lane major street within a 153-foot-wide right-of-way. In connection with this subdivision, the subdivider shall assure full half-width improvement of North Torrey Pines Road adjacent to all 3 lots of this subdivision by constructing curb, 5-foot-wide landscaped parkway, an 8-foot-wide sidewalk on the westerly side and additional paving as required by the City Engineer, to result in a half-width 44-foot-wide paved roadway. The subdivider shall provide an adequate transition to the south satisfactory to the Planning Director and to the City Engineer. A raised center median is to be constructed in a manner satisfactory to the City Engineer adjacent to the subdivision providing for a left-hand turn pocket into the project with a minimum 250 feet of storage.

The non-contiguous sidewalks shall be located along the eastern edge of the hotel and on both sides of the main entry connecting to the sidewalk along North Torrey Pines Road. The promenade sidewalk adjacent to the site shall connect (north-south) with the Torrey Pines Inn to the north and the Scripps Clinic and Research Foundation. All walkways shall be reviewed and approved by the Planning Director.

The existing traffic signal at North Torrey Pines Road and Science Park Road is to be modified as necessary, satisfactory to the City Engineer.

5. Before the filing of the final map of Unit #1, the right-of-way requirements for the Callan Road interchange with North Torrey Pines Road is to be analyzed and must be adequately provided for.
6. Prior to Council approval of the final map for each unit, the subdivider shall contribute cash in an amount not to exceed the dollar amount listed below as this subdivider's share of the cost of the modification of the intersection of North Torrey Pines Road and Genesee Avenue in the future by others (the approximate percentage of the total cost is also given). The exact dollar amount will be determined by the City Engineer:

a. Unit #1, \$66,000 (2%)

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b. Unit #2, \$297,000 (9%)

c. Unit #3, \$132,000 (4%)

7. Water Requirements:

- a. Relocate the existing 10-inch AC water main to North Torrey Pines Road in a manner satisfactory to the Water Utilities Director.
- b. Install fire hydrants at locations satisfactory to the Fire Department and to the City Engineer.

8. Sewer Requirements:

- a. Provide a sewer study for the existing facilities including pump station 29 to verify adequate capacity for this project.
- b. Install all facilities required by an approved sewer study.

9. The applicant shall install a minimum 5-foot high chainlink fence separating the golf course from Unit #2 as required by the City Engineer. No gate is to be allowed for this fenced area.
10. A swale or berm, located on Unit #2, is required to collect runoff from the property and divert it from the golf course. The swale will be flat-bottomed with a maximum 6:1 slope on the golf course side if the swale is to be maintained by the City of San Diego Park & Recreation Department.
11. This project was not included in the North University City Assessment District, therefore, the developer shall initiate Council action to include this area into the district. This action is to be completed prior to the issuance of any building permits.

As an alternative, the developer shall agree to 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.
12. Conditions of the drainage concept plan prepared by the SWA Group and James A. Hutchinson and Associates shall be incorporated at the time of grading to avoid significant impacts to adjacent area from drainage or storm runoff.
13. Eucalyptus trees shall be located in the parkway along the west side of North Torrey Pines Road. A detailed landscape plan showing proposed planting along North Torrey Pines shall be submitted to the Planning Director for approval prior to grading.
14. The subdivider has requested approval to file final maps out of numerical sequence. This request is approved subject to the provision

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R- 268649

that the City Engineer can review the off-site improvements proposed in connection with each unit.

15. This subdivision may be 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.

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R-268649

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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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input type="checkbox"/>	<input checked="" 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

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