

(R-88-1260)

RESOLUTION NUMBER R-269883

ADOPTED ON DECEMBER 1, 1987

WHEREAS, Atlantic Richfield Company, by Lynne L. Heidel, appealed the decision of the Planning Commission in denying Tentative Map No. 87-0178 submitted by Atlantic Richfield Company, applicant, for Lot 1, Lusk Mira Mesa Business Park East 1, Unit 1, Map 11024, located on the southeast corner of Steadman Street and Mira Mesa Boulevard, in the Mira Mesa Community Plan area, in the M-1B Zone; and

WHEREAS, the matter was set for public hearing on December 1, 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 City Council adopts the following findings with respect to Tentative Map No. T.M. 87-0178:

1. The map proposes the subdivision of 1.064 acres into two (2) parcels for commercial (mini-mart on Parcel 1) and industrial (Parcel 2) development. This type of development is not consistent with the General Plan and the Mira Mesa Community Plan which designate the area for industrial use. The Community Plan allows ancillary commercial uses that are specifically oriented to area employees where the proposed mini-mart on Parcel 1 adjacent to Mira Mesa Boulevard is oriented to serve passing

motorists. Also, the Community Plan discourages development of a linear strip pattern of commercial development along Mira Mesa Boulevard where the mini-mart would contribute to a strip pattern. The proposed map will not retain the community's character nor encourage orderly, sequential development compatible in its intensity with surrounding existing future land development.

2. The design and proposed improvements for the map are consistent with the zoning/development regulations of the M-1B (HRO) 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 M-1B 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 Industrial Development Permit which is proposed to be amended to allow a Conditional Use Permit for the proposed mini-mart on Parcel 1.

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 industrial development but not commercial development. The harmony in scale, height, bulk, density and coverage of development would create an incompatible physical relationship to surrounding properties for which this area has been planned. The Community Plan discourages linear strip commercial development along Mira Mesa Boulevard.

5. The site is not physically suitable for the proposed development and is not consistent with the community plan which provides for industrial uses.

6. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of Negative Declaration No. 87-0178 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 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 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 Atlantic Richfield Company, by Lynne L. Heidel, is denied; the decision of the Planning Commission is sustained, and Tentative Map No. 87-0178 is hereby denied.

APPROVED: JOHN W. WITT, City Attorney

By


Frederick C. Conrad
Chief Deputy City Attorney

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Or.Dept:Clerk
R-88-1260
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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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
District 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> VACANT
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 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 *Bhanda B. Barnes* Deputy.

Office of the City Clerk, San Diego, California

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