

(R-88-1326)

RESOLUTION NUMBER R-269965

ADOPTED ON DECEMBER 7, 1987

WHEREAS, the 1987 Miramar Ranch North Community Plan is a comprehensive revision of the 1979 Community Plan and, as such, analyzes the community-wide public facility needs and impacts associated with development by evaluating the impact of proposed development on: the capacity of each major public facility; the percentage of capacity used at various levels of development; and community plan development capacity; and

WHEREAS, the 1987 Miramar Ranch North Community Plan requires that roads, sewer and water systems, and financing for schools be assured prior to occupancy of new residential development; and

WHEREAS, the Miramar Ranch North Community Plan was approved by the Council of The City of San Diego (the "Council") on May 21 1987, at a noticed public hearing; and

WHEREAS, on November 24, 1987, the Council adopted by Resolution No. R-269742, guidelines and criteria to be used in determining that a community may be released from the provisions of the Interim Development Ordinance ("IDO"); and

WHEREAS, on December 7, 1987, the Council considered the release of the community of Miramar Ranch North from the requirements of the IDO; and

WHEREAS, pursuant to Section 4.D. of the IDO, a community which complies with the provisions of the IDO and has been the subject of a noticed public hearing at the Council may be

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released by the Council upon the adoption of the appropriate findings from the provisions of the IDO; and

WHEREAS, the Miramar Ranch North Community planning documents contain a needs analysis for each major public facility based on full-plan buildout (such public facilities include major street networks, schools, parks, libraries and fire stations, etc.); levels of service standards for each major public facility; a development program for each major public facility including a financing plan and construction schedules; and a timed and phased residential building program which is coordinated with the public facility program and insures adequate public facilities at the time of their need; and

WHEREAS, the community at Miramar Ranch North has been found to comply with the adopted guidelines and criteria to release the community from the IDO; and

WHEREAS, in arriving at their decision, the Council considered the staff report, the decision of the IDO Administrator, plans and materials submitted prior to and at the public hearing, and heard public testimony presented at the hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that the Miramar Ranch North Community Plan complies with Section 4.D. of the IDO and is hereby conditionally released from the provisions imposed thereby.

BE IT FURTHER RESOLVED, that release from the IDO is contingent upon the following conditions: (1) no building permit whether industrial, commercial or residential will be issued

during the life of the IDO; (2) that Miramar Ranch North return to the Council for approval of a financing plan (that may include F.B.A.) and a phasing plan; and (3) that Miramar Ranch North return to the Council with a development agreement.

BE IT FURTHER RESOLVED, that in arriving at its decision, the Council made the following findings:

1. The Miramar Ranch North Community Plan contains separate elements addressing park and recreation, schools, public facilities and transportation. These elements identify the number of parks, schools, libraries and fire stations needed to serve the community at plan buildout. The community plan also identifies the number of and classifications of roadway improvements. The provision of the public facility needs determined by the community plan are ensured through the development agreement plan and community facilities financing plan.

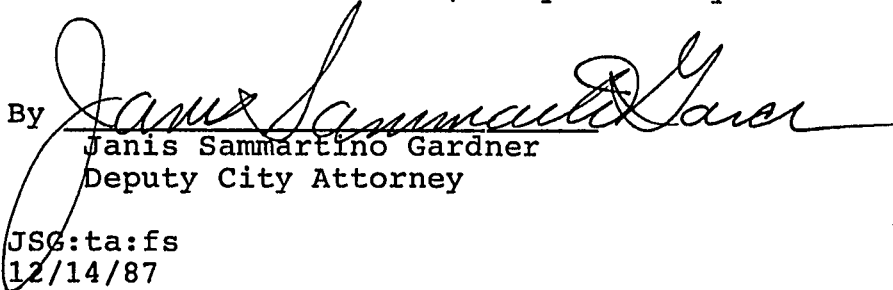
2. The elements of the Miramar Ranch North Community Plan identify the major public facilities needed to serve the community at full plan buildout. The City's Progress Guide and General Plan goals and standards for levels of service were used as the basis in determining service levels and needs for the community.

To provide needed school facility financing, Miramar Ranch North has participated in the formation of a Mello Roos Community Facilities District, the bonds for which will be issued concurrent with recording of the first residential final map.

BE IT FURTHER RESOLVED, that the decision of the Council shall be final.

APPROVED: JOHN W. WITT, City Attorney

By


Janis Sammartino Gardner
Deputy City Attorney

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DEC 7 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"/>
Ron Roberts	<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"/>
H. Wes Pratt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<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"/>

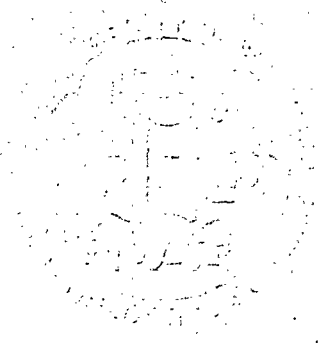
AUTHENTICATED BY:

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 *Ellen Boward*, Deputy.



Office of the City Clerk, San Diego, California

Resolution Number *R* **269965** Adopted **DEC 7 1987**