

(R-88-1714)

RESOLUTION NUMBER R-270333

ADOPTED ON FEBRUARY 9, 1988

WHEREAS, on November 19, 1987, the Planning Commission of The City of San Diego approved Tentative Map No. T.M. 87-0692, submitted by Stonecrest Associates on behalf of the Daley Corporation, Lawrence A. Daley and Donald L. Daley, the owners, for a forty-nine (49) lot subdivision and an underground waiver request, located west of Interstate 15 south of Aero Drive and described as a portion of Lot 41 of the Rancho Mission of San Diego, portions of Lots 43, 49 and 52 of Rosedale Tract, Map No. 825, portions of Lots 1, 2 and 3, Block 26 and portions of Lots 2, 3 and 4, Block 27 and a westerly portion of Lot 70, Map no. 826 in the M-1A, R-15000 and R-1-40,000 (HRO) (proposed M-1B) Zones; and

WHEREAS, the matter was set for public hearing on February 9, 1988, 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. T.M. 87-0692:

1. The map proposes the subdivision of a three hundred eighteen (318) acre site into forty-nine (49) lots for office, research and development/light industrial, retail commercial and

hotel development. This type of development is consistent with the General Plan and the proposed amendment to the Serra Mesa Community Plan and a proposed specific plan which designate the area for office, research and development/light industrial, retail commercial and hotel development. 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 specific plan in that:

A. All lots have minimum frontage on a dedicated street which is open to and usable by vehicular traffic or allowed under a development permit.

B. All lots meet the minimum dimension requirements only as allowed under a development plan 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 a 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 office, research and development/light industrial, retail commercial and hotel 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 office, research and development/light industrial, retail commercial and hotel use.

6. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of Environmental Impact Report No. 86-0509 which is included herein by this reference. However, a finding has been made pursuant to Subdivision (c) of Section 21081 of the Public Resources Code that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

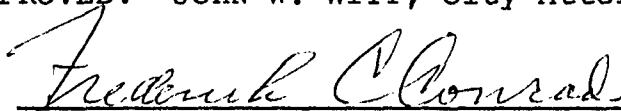
7. The design of the subdivision and the type of improvements will not likely cause serious public health problems inasmuch as needed public services and facilities are available/or required by condition of this map to provide for water and sewage facilities as well as other related public services.

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.

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 decision of the Planning Commission is sustained, Tentative Map No. T.M. 87-0692 is hereby granted to Stonecrest Associates on behalf of the Daley Corporation, Lawrence A. Daley and Donald L. Daley, 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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03/10/88
Or.Dept:Clerk
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CITY COUNCIL CONDITIONS TM 87-0692

1. This tentative map will become effective with either the date of Council approval of the specific plan and amendment to the Serra Mesa Community Plan, or with the effective date of the City Council Ordinance that approves this rezoning, whichever occurs later. The tentative map will expire 3 years from such approval. If the specific plan, the community plan amendment or rezoning is denied, this tentative map shall be deemed denied.
2. Murphy Canyon Road (unused portions), 8th Avenue, Peach Avenue, Olive Avenue and Aero Drive are to be vacated in accordance with Section 66499.20½ of the Subdivision Map Act. In the event the proposed vacation is owned in fee title by the City of San Diego, the subdivider shall negotiate with the Property Department for acquisition of the right-of-way prior to City Council approval of the final map.
3. Prior to approval of the first final map the City Engineer shall approve the proposed 2:1 slope in excess of 100 feet in height. This will will require a geological report and approval from the City geological consultant.
4. Prior to recordation of a final map, a specific plan and an amendment to the Serra Mesa Community Plan shall be approved by the City Council to allow office, research and development/light industrial, retail commercial and hotel development as proposed by the subject map.
5. 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.

All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. 769635.

6. 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 transmission lines is exempt. The undergrounding of overhead 12KV distribution lines underbuilt on the 69KV transmission tower is waived.

7. Aero Drive is classified as a 4-lane major between Ruffin Road and the westerly subdivision boundary. Aero Drive is classified as a 6-lane major between Ruffin Road and Interstate 15. Aero Drive is to be improved in accordance with the approved transportation phasing plan

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which is to include the construction of a raised center median from North Light Avenue to the existing raised center median at Interstate 15. Median breaks will be allowed at the signalized intersections only. The ultimate right-of-way widths shall be as determined by the City Engineer to provide for additional turn lanes as necessary.

8. The subdivider shall improve, or cause to be improved, the Aero Drive bridge over Interstate 15 in a manner satisfactory to CalTrans in accordance with the approved transportation phasing plan.
9. Daley Center Drive is classified as a 4-lane major within a 98-foot-wide right-of-way transitioning at the intersections providing additional right-of-way as necessary for turn lanes. The subdivider shall provide full-width improvements including curbs, 5-foot-wide sidewalks, paving, and a 14-foot-wide raised and landscaped center median in a manner satisfactory to the City Engineer.

Prior to the recordation of the final map, the subdivider shall submit a grade and alignment study for Daley Center Drive from San Diego Mission Road to Aero Drive satisfactory to the City Engineer.

10. Stonecrest Boulevard is classified as a 4-lane major between North Light Avenue and Daley Center Drive within a 98-foot-wide right-of-way transitioning at the intersections providing additional right-of-way as necessary for turn lanes. Stonecrest Boulevard is classified as a 6-lane primary arterial within a 122-foot-wide right-of-way between Daley Center Drive and the Interstate 15 southbound ramps. The subdivider shall provide full-width improvements including curbs, 5-foot-wide sidewalks west of the Daley Center Drive, and a 2-foot-wide safety strip east of Daley Center Drive; paving, and a 14-foot-wide raised center median in a manner satisfactory to the City Engineer.
11. North Light Avenue is classified as a 4-lane collector transitioning to a 2-lane industrial collector within a right-of-way varying from 108 feet to 70 feet as shown on the approved tentative map. The subdivider shall provide full-width improvements including curbs, 5-foot-wide sidewalks and paving in a manner satisfactory to the City Engineer.
12. Murphy Canyon Road is classified as a 2-lane collector within a 70-foot-wide right-of-way. The subdivider shall provide full-width improvements with a standard industrial cul-de-sac as shown on the approved tentative map. The subdivider shall provide additional right-of-way at the intersection of Aero Drive to provide for turn lane(s) in a manner satisfactory to the City Engineer.
13. Street "A" is classified as a 2-lane collector within a 60-foot-wide right-of-way transitioning to a 52-foot-wide right-of-way between the main access points. Parking shall be restricted on one side of the street within the 52-foot-wide right-of-way. The design of Street "A"

may be modified to allow a knuckle. The subdivider shall provide full-width improvements consisting of curbs, 5-foot-wide sidewalks, paving and transitions, in a manner satisfactory to the City Engineer.

14. The subdivider shall improve, or cause to be improved, the proposed freeway interchange in a manner satisfactory to CalTrans in accordance with the approved transportation phasing plan.
15. The subdivider shall construct fully interconnected traffic signal systems at the following locations:
 - a. Aero Drive and North Light Avenue.
 - b. Aero Drive and Daley Center Drive.
 - c. Aero Drive and Murphy Canyon Road.
 - d. Stonecrest Boulevard and North Light Avenue.
 - e. Stonecrest Boulevard and Daley Center Drive.
 - f. Stonecrest Boulevard and the Interstate 15 ramps.
16. All major and prime arterial streets shall have raised medians with either landscaping or decorative pavement. Median breaks will be allowed at signalized intersections only.
17. Approval of the final map(s) shall comply with the transportation phasing plan per the Stonecrest Specific Plan Traffic Study in a manner satisfactory to the City Engineer.
18. Water Requirements:
 - a. Provide a water study satisfactory to the Water Utilities Director.
 - b. Install all facilities required by approved study.
 - c. Install fire hydrants at locations satisfactory to the City Engineer.
19. Sewer Requirements:
 - a. The subdivider shall provide a sewer study, satisfactory to the Water Utilities Director, for the sizing of on-site gravity mains and the 30" main to be relocated, and to show that the grade of the sewer mains will provide adequate capacity and cleansing velocities.

- b. Install all facilities required by approved study.
 - c. Relocate the existing 30" VC sewer main in a manner satisfactory to the Water Utilities Director.
 - d. Provide adequate vehicular access for the operation and maintenance of 30" VC sewer main.
 - e. The existing Murphy Canyon Trunk Sewer shall be protected or relocated in a manner to insure its safe operation, repair and replacement within the criteria established by the Water Utilities Director and city Engineer.
20. The subdivider shall grant negative open space easements over Lots 22, 23, 35, 48 and 49, in a manner satisfactory to the Park and Recreation Department.
21. A portion of this subdivision has been identified as being within a floodplain fringe area. In connection with Council approval of the final map:
- a. The subdivider shall submit a Hydraulic and Hydrologic Study of the area within the floodway for approval by the City Engineer.
 - b. Any development within the floodplain fringe area will require the property to be graded to an elevation higher than the 100 year frequency flood elevation plus two feet or floodproofing provided to an elevation higher than the 100 year frequency flood elevation plus two feet.
 - c. Permits or exemptions must be obtained from the California Department of Fish and Game and the U.S. Army Corps of Engineers before City permits will be issued for work within the floodplain fringe areas.
 - d. The subdivider shall construct a suitable facility or approved alternative to conduct a 100-year flood capacity through the site.
22. The driveways, as shown on the approved tentative map, from Lots 38 and 42 to Stonecrest Boulevard shall be for emergency access only and shall be gated in a manner satisfactory to the Fire Department.
23. Lot 41 shall be identified as "not a building site" on the final map. If lots 40 and 41 are combined, this requirement may be deleted.
24. Approval of any final map adjacent to Interstate 15 is subject to approval by CalTrans.

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25. The subdivider shall construct a Class I bike path between the existing section of the Murphy Canyon bikeway to the south and the proposed dead end portion of Murphy Canyon Road south of Aero Drive to the north. This is to include the dedication of right-of-way and the construction of a tunnel under Stonecrest Boulevard in a manner satisfactory to the City Engineer.
26. The subdivider shall dedicate right-of-way for the proposed LRT and any required stations and contribute equivalent cost of construction of the at-grade LRT facilities and stations in a manner satisfactory to the Planning Director and the City Engineer.
27. The subdivider shall enter into an agreement with the city waiving the right to oppose a special assessment initiated for the purpose of providing funds for the LRT construction.
28. The subdivider shall provide public access to the future LRT station in a manner satisfactory to the City Engineer.
29. The subdivider has reserved the right to record multiple final maps over the area shown on the approved tentative map. In accordance with Article 66456.1 of the Subdivision Map Act, the City Engineer shall retain the authority to review the areas of the tentative map the subdivider is including in each final map and may impose reasonable conditions, including off-site public improvements which may be required to support the development.
30. A 3-year Landscape Maintenance and Monitoring Program shall be implemented by the developer to ensure the successful revegetation of all manufactured slopes. The program shall include irrigation, plant replacement and fertilization as outlined in the Stonecrest Specific Plan. Because of the phasing of development, the Environmental Quality Division (EQD) shall be informed in writing each time a slope or slopes are planted. Once a year for 3 years following the date of each letter, the Deputy Director of EQD shall review the revegetation program to verify satisfactory establishment of the vegetation. If the initial plantings have not been adequately established, the maintenance plan shall remain in effect for an additional year.
31. A 5-year monitoring and maintenance plan shall be implemented to ensure the satisfactory establishment of the riparian replacement area. The maintenance program shall include periodic monitoring with plant replacement as necessary to provide 80 percent survival of the initial plantings at the end of 5 years. The Deputy Director of the Environmental Quality Division shall be informed in writing after initial plantings have been installed. Once a year for 5 years, a progress letter shall be submitted to EQD which details the success of the riparian replacement program.

32. Prior to issuance of a land development permit, the developer shall present a letter of intent to the City of San Diego Environmental Quality Division indicating that a qualified paleontologist has been retained to carry out the following resource program:
 - a. Grading plans and schedule shall be provided to a qualified paleontologist in advance of actual development.
 - b. A qualified paleontologist shall be present at any pregrade meetings to discuss grading plans with the contractors.
 - c. During grading, a qualified paleontologist shall be on-site during the original cutting of previously undisturbed sediments of potential fossil-bearing formations.
 - d. The paleontologist shall be allowed to temporarily direct or divert grading operations to allow recovery of any fossil remains.
 - e. Any remains collected from the project site shall be deposited in a scientific institution with paleontological collections.
33. Prior to the recordation of the first final map, a Planned Development Permit shall be approved satisfactory to the Planning Director.
34. Prior to the recordation of the first final map, a phasing plan shall be submitted to the satisfaction of the Planning Director which ties development to: (a) the allocation schedule of the Community Plan, as set forth in Schedule A of the Interim Development Ordinance, adopted by the City Council on July 21, 1987 and any successor plan or policy imposing the same or similar requirements; and (b) the construction and actual installation of all public facilities specified in the Capital Improvement Program portion of the applicable community plan that would be required for this project approval.
35. This map shall comply with the standards, policies and requirements of all ordinances in effect at the time of approval of this map, including the Interim Development Ordinance adopted by the City Council on July 21, 1987, and any successor ordinance, plan or policy imposing the same or similar requirements upon environmentally sensitive habitats, floodplains, hillsides, wetlands or coastal bluffs, which approval shall be binding upon all subsequent approvals and permits required for the development.
36. 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 53020(b) (Statutes of 1986, Chapter 887) in accordance with procedures established by the Director of Building Inspection.

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37. This project is subject to impact fees as established by the City Council at the time of issuance of building permits.

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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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<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"/>
J. Bruce Henderson	<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"/>
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.

(Seal)

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

By *Blondie B. Garner* Deputy.

Office of the City Clerk, San Diego, California

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