

RESOLUTION NUMBER R-270409

ADOPTED ON FEBRUARY 23, 1988

WHEREAS, Sunroad Enterprises, by Susan M. Shepherd of Seltzer Caplan Wilkins and McMahon, appealed the decision of the Planning Commission (Condition No. 5) in approving Tentative Map No. T.M. 87-0893, submitted by Caster Family Enterprises for an A-1 Self Storage, Mission Valley II, on Lot 1, Griffith Industrial Tract, Map 6127, located northeast of the intersection of Murray Canyon and Frazee Roads, in the Mission Valley Community Plan area, in the M-1A Zone; and

WHEREAS, the matter was set for public hearing on February 23, 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. 87-0893:

1. The map proposes a division of 5.34 acres into three (3) parcels for industrial development. This type of development is consistent with the General Plan and the Mission Valley Community Plan which designate the area for industrial use. 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.

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2. The design and proposed improvements for the map are consistent with the zoning/development regulations of the M-1A 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-1A 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 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. 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 industrial use.

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 Exemption No. 87-0893 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.

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 Sunroad Enterprises, by Susan M. Shepherd of Seltzer Caplan Wilkins and McMahon, is approved; staff's recommendation for a wider roadway is approved; staff's wording on page 4 of Planning Report No. 88-061 is adopted; the decision of the Planning Commission is partially sustained, and Tentative Map No. T.M. 87-0893 is hereby granted to Caster Family Enterprises, subject to the conditions attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By Frederick C. Conrad
Frederick C. Conrad
Chief Deputy City Attorney

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CITY COUNCIL CONDITIONS TM 870893

1. This tentative map will expire on February 23, 1991.
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. The subdivider must provide a geological reconnaissance report on the subject property to determine the stability of the soil. All slopes shall be constructed in accordance with the provisions of San Diego Municipal Code Section 62.0410 et seq.
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.
5. Murray Canyon Road is classified as a 4-lane collector street within an ultimate right-of-way width of 84 feet. The subdivider shall complete the dedication of the north half by extending the dedication a distance of 42 feet from the centerline of the 80-foot right-of-way as depicted on Map No. 10097 and extended to meet the centerline of Murray Canyon Road as shown on Map No. 11034. The subdivider shall improve the roadway to provide a 32-foot-wide travelway north of the centerline with paving, curbs, and a 6-foot non-contiguous sidewalk located adjacent to the property line.

This improvement is designed to provide an interim roadway with a width of 62 feet. It is likely that parking on either or both sides of Murray Canyon Road may be prohibited when the roadway is striped as a 4-lane facility.

6. 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 drainage study satisfactory to 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. The subdivider shall enter into an agreement with the City waiving the right to oppose a special assessment initiated for the construction of future drainage facilities in Murray Canyon Road.

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- d. The subdivider shall denote on the final map and the improvement plans as "Subject to Inundation" for those areas at an elevation lower than the 100 year frequency flood elevation plus one foot.

7. Water Requirements:

- a. The subdivider shall extend the 12" water main in Murray Canyon road to the property boundary unless completed by TM No. 02-144 (Mission Valley Heights). If this tentative map (A-1 Self-Storage) installs the water main, the previously-approved improvement plan 21345-11-D may be utilized.
- b. Install fire hydrants at locations satisfactory to the Fire Department and to the City Engineer.

8. Sewer Requirements:

- a. The subdivider shall provide either CC&R's and a private easement across Parcel 1 benefitting Parcel 3, or install a sewer main in Murray Canyon Road to the westerly property line of Parcel 3.
- b. Provide calculations satisfactory to the Water Utilities Director to show the size and grade of the sewer main will provide cleansing velocities and capacity.

9. Prior to the recordation of a 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.

10. 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.

11. 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.

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FEB 23 1988

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 Struiksm	<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: *Charles G. Abdelnour*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number *R 270409* Adopted FEB 23 1988