

(R-88-2166)

RESOLUTION NUMBER R-270729

ADOPTED ON APRIL 12, 1988

WHEREAS, Lusk-Smith/Mira Mesa North, by Terry R. Plowden, appealed the decision of the Planning Commission in denying Tentative Map No. 84-0667 submitted by Lusk-Smith/Mira Mesa North, Owner/Permittee, for approximately 13.42 acres described as a portion of Lot 1, El Camino Memorial Park, Map 4719, located in the northeast portion of El Camino Memorial Park, south of the Lusk Mira Mesa Business Park East, in the Mira Mesa Community Plan area, in the M-1B and Hillside Review Overlay Zones; and

WHEREAS, the matter was set for public hearing on April 12, 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. 84-0667:

1. The proposed map is consistent with the General Plan and community plan which designate the property for residential use.
2. The design and proposed improvements for the subdivision are consistent with the General Plan, community plan, zoning/development regulations and State Map Act Section 66473.1 regarding solar access.

3. The site is physically suitable for industrial development.

4. The site is suitable for the proposed industrial density of development.

5. The design of the subdivision and the proposed improvements will not cause substantial environmental damage, based upon the findings in Environmental Impact Report EQD No. 84-0667.

6. The design of the subdivision and the type of improvements will not likely cause serious public health problems inasmuch as the map is consistent with M-1B and Hillside Review Overlay zoning and conforms with City development regulations and with Planned Industrial Development Permit No. 84-0667 and Conditional Use Permit No. 84-0667.

7. 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.

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 Lusk-Smith/Mira Mesa North, by Terry R. Plowden, is granted; the decision of the Planning Commission is overruled, and Tentative Map No. 84-0667 is hereby granted to Lusk-Smith/Mira Mesa North, under the terms and conditions set forth in the permit 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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Or.Dept:Clerk
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CITY COUNCIL
TM CONDITIONS 84-0667

1. This tentative map shall become effective with the effective date of the Community Plan Amendment or the General Plan Amendment, whichever occurs later. The tentative map shall expire 3 years after such date. If the Plan Amendments are denied this tentative map shall be deemed denied.
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.

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.

3. The subdivider must provide a geological reconnaissance 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. Street "A" shall be dedicated and fully improved as a local industrial street, both within the subdivision and off-site to the north through Lusk Mira Mesa Business Park East I, Unit 4 (TM 82-0440) to a connection with the existing Mesa Rim Road. The improvements shall consist of curbs, sidewalks, and 44 feet of paving within a 64-foot-wide right-of-way with a standard industrial cul-de-sac at the southerly end.
6. Prior to the recordation of the final map, Mesa Rim Road shall be restriped to allow one travel lane in each direction with a center, two-way left-turn lane. This will require that parking be prohibited on both sides of the street.
7. Prior to the recordation of the final map, Lot 48 in Lusk East Unit 1 shall be redesignated as "restricted industrial" use, with multi-tenant offices prohibited. The Lusk East Unit 1 PID shall be revised to reflect this change.

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8. Flanders Drive shall be widened to 72 feet curb-to-curb within 92 feet of right-of-way from Camino Santo Fe west to, at a minimum, the future access to Lot 48, or to the satisfaction of the City Engineer, to accommodate an additional turn lane at the intersection.
9. In the event Camino Santa Fe has not been improved, this subdivider shall construct a 28-foot-wide Schedule I roadway within the Camino Santa Fe right-of-way in a manner satisfactory to the City Engineer and connecting to an existing paved street.
10. Prior to City Council approval of the final map, the subdivider shall pay to the City, cash in the amount of \$55,000 as this subdivider's share of the cost of the future construction by others of a traffic signal system at the intersection of Camino Santa Fe and Flanders Drive, if not already paid by developer of Lusk Mira Mesa Business Park East I.
11. Water Requirements:
 - a. Install parallel 12" water mains in Street "A" connecting to the existing parallel 12" water mains in Mesa Rim Road.
 - b. Install fire hydrants at locations satisfactory to the City Engineer.
 - c. Install a 16" water main in the off-site portion of Mesa Ridge Road westerly of Camino Santa Fe in a manner satisfactory to the City Engineer.
 - d. Install pressure regulators as required by the Water Utilities Director for the lots below 425 M.S.L.
12. Sewer Requirements:
 - a. Install a system of 10" gravity sewer mains as required to serve the subdivision and in the off-site portion of Mesa Ridge Road westerly of Camino Santa Fe in a manner satisfactory to the City Engineer.
 - b. Provide calculations, satisfactory to the Water Utilities Director, to show that the size and the grade of the sewer mains will provide cleansing velocities.
13. The drainage system proposed for this subdivision shown on the approved tentative map is subject to approval by the City Engineer.
14. This subdivision is in a community plan area designated in the General Plan as Planned Urbanizing or Future Urbanizing. As such, special financing plans have been, or will be, established to finance the public facilities required for the community plan area.

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Therefore, in connection with Council approval of the final map, the subdivider shall 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.

15. A transportation phasing plan is required for this community. Prior to approval of the final map, the transportation phasing plan must be approved by Council and this subdivision must conform to the transportation phasing plan.
16. This tentative map shall conform to the provisions of PID and CUP Permits No. 84-0667.
17. 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.
18. 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.
19. 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.

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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 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 Struiksmma	<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.

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

(Seal)

By *Ellen Board*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number *R 270729* Adopted *APR 12 1988*