

RESOLUTION NUMBER R-270742

ADOPTED ON APRIL 12, 1988

WHEREAS, the University Community Plan was approved by the Council of The City of San Diego (the "Council") on July 7, 1987, at a noticed public hearing; and

WHEREAS, the 1987 University Community Plan was a comprehensive revision of the 1983 Community Plan and, as such, analyzed 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 University Community Plan required that roads, sewer and water systems, and financing for schools be assured prior to occupancy of new residential development; and

WHEREAS, on November 24, 1987, the Council adopted by Resolution No. R-269824 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 March 7, 1988, the Council considered the release of the University Community 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 released by the Council, upon the adoption of the appropriate findings, from the provisions of the IDO; and

WHEREAS, the University Community Plan and Financing Plan contain a needs analysis for each major public facility based on full-plan buildout, levels of service standards for each major public facility, a development program for each major public facility including a financing plan and construction schedules, a timed and phased residential building program which is coordinated with the public facility program and ensures adequate public facilities at the time of their need; and

WHEREAS, the University Community has been found to comply with the adopted guidelines and criteria to release the community from the IDO; and

WHEREAS, the University City Planning Group has approved the release of 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 University Community Plan is hereby released from the provisions imposed by the IDO.

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

1. The University 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 is ensured through the public facilities financing plan.

2. The elements of the University Community Plan identify the major public facilities needed to serve the regional and community needs 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.

3. The Council, on January 5, 1988, approved a public facilities financing plan for the University Community Plan area. The financing plan identifies the source of funding for public facilities and establishes a program for the provision of facilities.

4. On April 12, 1988, the Council approved a revised financing plan designating an area of benefit in North University City and the boundaries thereof, confirming the description of Public Facilities Projects, the Community Financing Plan and Capital Improvement program with respect to the Public Facilities Projects. The Council also approved the method for apportioning the costs of the Public Facilities Projects among the parcels within the area of benefit and the amount of the Facilities Benefit Assessments charged to each such parcel, the basis and methodology for assessing and levying discretionary automatic annual increase in Facilities Benefit Assessments, and

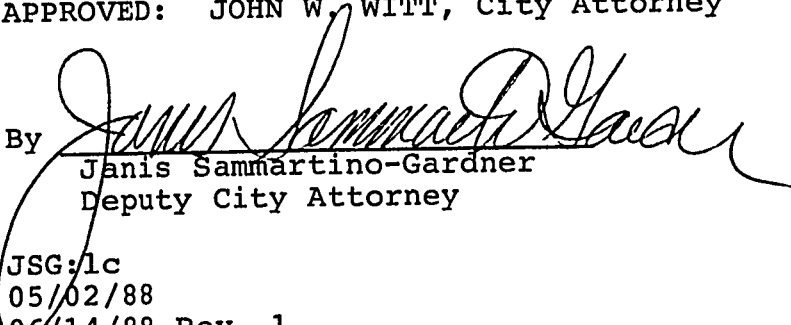
proceedings thereto, and ordering of proposed Public Facilities Projects in the matter of the North University City Facilities Benefit Assessment Area.

5. On April 12, 1988, the Council approved the Revised North University City Public Facilities Phasing Plan as a part of the North University City Public Facilities Financing Plan. The phasing plan establishes a threshold program for the provision of public facilities. Each threshold includes a list of public facilities which must be constructed, funded, or otherwise assured prior to the development of additional residential units and nonresidential acres. The allowable levels of development are expressed in Average Daily Trips ("ADT"). The trip generation factors adopted by the City for each type of use will be applied to development considered under the financing plan and the aggregate of ADT resulting from all development will be measured against the thresholds of the financing plan. The financing plan will ensure that adequate public facilities will be available at the time of need consistent with Council Policy No. 600-10. ADTs will be counted against thresholds, and will be allocated when fees are paid. Full buildout of the University Community is expected over the next eighteen years. Quarterly reports will be made to the Council as to the status of the threshold improvements, and facilities will be complete or open to the public prior to lifting any thresholds.

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

JSG:lc
05/02/88
06/14/88 Rev. 1
Or.Dept:Clerk
R-88-2186
Form=r.none

5572

APR 12 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 type="checkbox"/>	<input checked="" 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 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 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 type="checkbox"/>	<input checked="" 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-270742 Adopted APR 12 1988

RECEIVED
CITY CLERK'S OFFICE

JUN 27 1988

1988 JUN 27 PM 3:53

SAN DIEGO, CALIF. *CH* 1988

JUN 19 1988