

(R-88-2484)

RESOLUTION NUMBER R-270881

ADOPTED ON MAY 3, 1988

WHEREAS, on May 3, 1988, the City Council considered Tentative Map No. T.M. 87-0624 submitted by Cardon Meadows Development Corporation, Permittee, for a 44-lot subdivision map, on a portion of Lot 12, Rancho Mission Map No. 859 and Lots 2 through 6, Beacon Hill Map No. 1302, located northwest of Jamacha Road and Britain Street, in the Skyline Paradise Hills Community Plan area, in the R1-5000 Zone; and

WHEREAS, the matter was set for public hearing on May 3, 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. 87-0624:

1. The map proposes the subdivision of a 10.04-acre site into 44 lots for residential development. This type of development is consistent with the General Plan and the Skyline Paradise Hills Community Plan which designate the area for residential (0-10 dwelling units/net residential acres) 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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SAN DIEGO, CALIF.

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2. The design and proposed improvements for the map are consistent with the zoning/development regulations of the R-1-5 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 R1-5000 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 residential 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 residential (0-10 dwelling units/acre) use.

6. The design of the subdivision or the proposed improvements will not cause substantial damage or substantially and avoidably injured fish or wildlife or their habitat based upon the findings of Negative Declaration No. 87-0624 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.

9. The City Council has reviewed the adopted Housing Element, the Progress Guide and General Plan of The City of San Diego and hereby finds, pursuant to Section 66412.3 of the Government Code, that the housing needs of the region are being met since residential development has been planned for the area and public services programmed for installation, as determined by the City Engineer, in accordance with financing and environmental policies of the City Council.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that Tentative Map No. T.M. 87-0624 is hereby granted to Cardon Meadows Development Corporation, 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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06/06/88
Or.Dept:Clerk
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CITY COUNCIL CONDITIONS
TM 87-0624

1. This tentative map will expire May 3, 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.

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. This property is subject to payment of a park fee prior to the filing of the final subdivision map in accordance with San Diego Municipal Code Section 102.0406 et seq. This property is also subject to a building permit park fee in accordance with San Diego Municipal Code Section 96.0401 et seq.
4. The subdivider must provide a geological 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.
5. 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.
6. Jamacha Road is classified as a 2-lane collector within a 70-foot-wide right-of-way. The subdivider shall assure half-width improvements with curbs, 4-foot-wide sidewalks, and paving as shown on the approved tentative map.

Prior to the recordation of any final map, the improvement plans for Jamacha Road shall be approved by the Planning Director after review by the Metropolitan Transit Development Board and San Diego Transit staff to ensure provision of a transit stop along the north side of Jamacha Road just west of the intersection with Britain Street, including adequate sidewalk for wheelchair accessibility and a concrete bus pad.

7. Britain Street is classified as a local street within 56-foot-wide right-of-way. The subdivider shall provide adequate dedication for curb, 4-foot-wide sidewalk and 24 feet of paving with a 3-foot graded shoulder on the westerly side constructed in a manner satisfactory to the City Engineer.

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8. The subdivider shall relinquish access rights to Jamacha Road and Britain Street, where applicable, to prevent double access lots.
9. The remaining streets are classified as local streets and are to be improved providing standard cul-de-sacs as shown on the approved tentative map.
10. Water Requirements:
 - a. Install 8" water mains in Joanna Drive and "A" Street connecting to the existing 10" AC mains in Joanna Drive and Britain Street.
 - b. Install a 6" water main in "B" Street.
 - c. Install fire hydrants at locations satisfactory to the Fire Department and to the City Engineer.
11. 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 to show that the grade of the sewer mains will provide adequate capacity and cleansing velocities.
 - b. Install all facilities required by the approved study.
 - c. Provide a 20-foot-wide sewer easement for the sewer main between Lots 40 and 41.
 - d. Relocate the sewer facilities within the portion of Britain Street to be vacated in a manner satisfactory to the Water Utilities Director.
12. Prior to the recordation of the final map, the vacation of Britain Street as shown on the approved tentative map shall be approved by the City Council.
13. The subdivider shall acquire the off-site parcel at the north west corner of Britain Street and Jamacha Road. This property, including the vacated right-of-way, shall be designated as a "non-building" site on the final map or be incorporated into Lots 41 and 42.
14. Prior to the recordation of a final map, the subdivider shall enter into an agreement with the City of San Diego, satisfactory to the Planning Director, ensuring the installation of landscaping according to Exhibit A and the maintenance of the landscaping by the subdivider until a homeowner's association accepts maintenance responsibility.
15. Whenever street rights-of-way are required to be dedicated it is the responsibility of the subdivider to provide the right-of-way free and

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- clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint use agreements" for major transmission facilities.
16. Prior to recordation of any final subdivision map by the City Council, the subdivider shall provide evidence to ensure that an affirmative marketing program is established.
 17. 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.
 18. 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.
 19. 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.
 20. This community 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 MAY 3 1988,
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Ellen Board, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R 270881 Adopted MAY 3 1988