

(R-89-1880)

RESOLUTION NUMBER R-272874

ADOPTED ON FEBRUARY 14, 1989

WHEREAS, on December 5, 1988, the Subdivision Board of The City of San Diego approved Tentative Map No. T.M. 88-0860 (Sunburst Woodman project) submitted by Sunburst Homes Corporation for subdividing a 9.1-acre site into 39 lots for residential development on portions of Lots 43, 45-60, 63-78, 80-93, and a portion of Lot 161 of Encima de San Diego, Map. No. 1546, located at the northeast corner of Woodman Street and Skyline Drive, in the Skyline-Paradise Hills Community Plan area, in the R1-5000 Zone; and

WHEREAS, the matter was set for public hearing on February 14, 1989, 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. 88-0860:

1. The map proposes the subdivision of a 9.1-acre site into 39 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 single-family residential use (0-10 dwelling units per acre). The proposed map will retain the community's character by encouraging orderly,

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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 zoning/development regulations of the R-1-5000 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 R-1-5000 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 single-family residential uses (0-10 dwelling units per acre).

6. The design of the subdivision or the proposed improvements could cause substantial environmental damage or

substantially and unavoidably injure fish or wildlife or their habitat. However, the project as revised now avoids or mitigates the potentially significant environmental effects based upon the findings of Mitigated Negative Declaration No. 88-0860, 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.

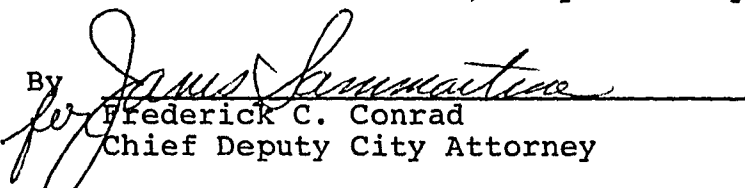
10. The property contains two streets which must be vacated to implement the final map in accordance with San Diego Municipal Code Section 102.0307. The tentative map must be approved by the City Council.

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

BE IT FURTHER RESOLVED, that the decision of the Subdivision Board is hereby sustained; that Tentative Map No. T.M. 88-0860 is granted to Sunburst Homes Corporation, 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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03/29/89
T.M. 88-0860
Or.Dept:Clerk
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CITY COUNCIL CONDITIONS
TM 88-0860

1. This tentative map will expire February 14, 1992.
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. Skyline Drive is classified as a four-lane major street within a 98-foot-wide right-of-way. The subdivider shall assure 49 feet of dedicated right-of-way north of the existing centerline with curb, five-foot-wide sidewalk, and additional paving as necessary on the north side, satisfactory to the City Engineer.
7. Woodman Street is classified as a two-lane collector within a 60-foot-wide right-of-way transitioning to 98 feet of right-of-way at Skyline Drive. The subdivider shall provide curb, four-foot-wide sidewalk, and additional paving as necessary, in a manner satisfactory to the City Engineer.
8. The remaining streets are local streets and are to be fully improved as shown on the approved tentative map. A median break will not be allowed at Street "C" and Skyline Drive.

R- 272874

9. Water Requirements:

- a. Install looping eight-inch main in Streets "A" and "C" from Woodman Street to Skyline Drive.
- b. Install six-inch main in cul-de-sac streets.
- c. Install fire hydrants at locations satisfactory to the Fire Department and to the City Engineer.

10. Sewer Requirements:

- a. Provide sewer study, satisfactory to the Water Utilities Director, of eight-inch sewer mains serving this development.
- b. Install sewer mains as recommended in the approved study.

11. Prior to the recordation of the final map, the subdivider shall pay cash to the City in the amount of \$30,000 for the future construction of a traffic signal system at Skyline Drive and Woodman Street by others.

12. 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 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.

13. 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.

14. Prior to recordation of the final map a final landscaping plan consistent with Exhibit "A," dated December 5, 1988, shall be approved to the satisfaction of the Planning Director.

15. The subdivider shall grant an easement for the purpose of landscape maintenance as shown on Lots 21, and 26 - 31.

The subdivider shall enter into an agreement with the City waiving the right to oppose a special assessment initiated for formation of a Lighting and Maintenance District along Skyline Drive.

If this district is not formed within two years of occupancy of homes on said lots, maintenance shall revert to the individual owners. The subdivider shall maintain this area prior to this time, in a manner acceptable to the Deputy Director of the Environmental Quality Division.

R- 27287A

16. Prior to the recordation of the final map, a copy of the recorded Noise Agreement shall be submitted to the Deputy Director of EQD. Per the Noise Agreement, a four-foot-high solid masonry wall shall be constructed adjacent to Lots 21 and 26 - 31.
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 may be 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.
21. Prior to the recordation of the final map, the subdivider shall acquire the City-owned property within the boundaries of the Tentative Map.

R-272874

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	<input checked="" 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)

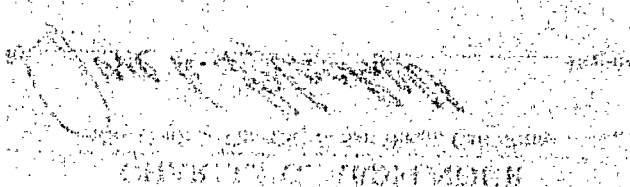
CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

By *June G. Blackwell*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-272874 Adopted FEB 14 1989

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