

(R-89-2341)

RESOLUTION NUMBER R-273279

ADOPTED ON APRIL 18, 1989

WHEREAS, On February 9, 1989, the Planning Commission recommended denial of Tentative Map No. 87-1140 submitted by The City of San Diego for City Aero Drive Industrial Park, which proposes the subdivision of the 28.3-acre site into six lots (five for light industrial uses consistent with the M-IP zone and one to be designated as open space) on a Portion of Lots 2, 5, 6, 7 and 8 of Block 4; Lots 2, 3 and 5 of Block 15, Rosedale Map No. 826; and a portion of Lemon Avenue between Block 4 and 5; located on the south side of Aero Drive between Ruffin Road and Olive Street, in the Serra Mesa Community plan area, in the R1-5000, HRO, and proposed M-IP zones; and

WHEREAS, the matter was set for public hearing on April 18, 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. 87-1140:

1. The map proposes the subdivision of a 28.3-acre site into six lots for industrial development. This type of development is consistent with the General Plan and Serra Mesa Community Plan which designate the area for general aviation airport use. The

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proposed map will retain the community's character by encouraging orderly, 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 M-IP, HRO, zone in that:

a. All lots have minimum frontage on a dedicated street which is open to and usable by vehicle traffic, only as allowed under a Planned Industrial Development (PID) Permit.

b. All lots meet the minimum dimension requirements of the M-IP, HRO, zone, only as allowed under the PID Permit.

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, only as allowed under a PID Permit.

d. Development of the site is controlled by Planned Industrial Development Permit No. 87-1140.

3. The design and proposed improvements for the subdivision are consistent with the 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 development.

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. 87-1140, 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 property contains portions of Lemon Avenue, Olive Avenue, and Eighth Street which must be vacated to implement the final map in accordance with San Diego Municipal Code section 102.0307. The vacation of the portions of the specified streets in conjunction with the approval of the final map is hereby approved.

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. 87-1140 is granted to The City of San Diego, 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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Or.Dept:Clerk
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CITY COUNCIL CONDITIONS
TM 87-1140

1. This tentative map will expire April 18, 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. 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.
4. Aero Drive is classified as a four-lane major street. The subdivider shall assure full half-width improvements, including a raised-center median, in a manner satisfactory to the City Engineer.
5. North Light Avenue is classified as a four-lane collector within a 108-foot-wide right-of-way transitioning southerly to a 70-foot-wide right-of-way. The subdivider shall assure the dedication and slope easements to match Stonecrest, TM 86-0692.
6. Water and Sewer Requirements:
 - a. Install 12-inch 559 HGL water main in Olive Street (North Light Avenue) from Aero Drive to the most southerly limits of required road improvements.
 - b. Install fire hydrants at locations satisfactory to the Fire Department, to the City Engineer, and to the Water Utilities Director.
 - c. Except for open space or non-buildable lots, provide water and sewer service to all lots, in a manner acceptable to the Water Utilities Director.
7. The subdivider shall grant a non-building area easement over Lot 6, in a manner satisfactory to the Director of the Park and Recreation Department.
8. All rights-of-way required to be dedicated with this map must be free and clear of all encumbrances and prior easements. The subdivider must

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secure from an easement grantee a subordination agreement for distribution facilities located within the dedication or, in the case of major transmission facilities, a joint-use agreement.

9. The final map shall conform to the provisions of PID Permit No. 87-1140.
10. This map shall comply with the standards, policies and requirements of all ordinances in effect at the time of approval of this map.
11. 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.
12. 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..... ,
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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Blonde R Barnes, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-273279 Adopted APR 18 1989