

(R-90-285)

RESOLUTION NUMBER R-273970

ADOPTED ON JULY 11, 1989

WHEREAS, Wallace T. Zagar Trust dba Border Station Parking, by Sandra J. Brower, Attorney, appealed the decision of the Subdivision Board of The City of San Diego in approving Tentative Map No. 88-1198 submitted by Sejour Development Corporation and SYG Ventures for the San Ysidro Parking Lot project, which proposes to subdivide a 11.75-acre site into four parcels for the the development of the San Ysidro Parking Lot project, located on the south side of Camino Camiones Way, between Interstate 5 and Virginia Avenue, and is described as a Portion of Blocks 21, 22, 23 and 24 of Tia Juana City, Maps 282 and 562, in the San Ysidro Community Plan area, in the A1-1 zone; and

WHEREAS, the matter was set for public hearing on July 11, 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. 88-1198:

1. The map proposes the subdivision of a 11.75-acre site into four parcels ranging in size from 2.0 to 4.25 acres in size. This subdivision is consistent with the General Plan and the San Ysidro Community Plan, which designate the area for institutional use (government facilities: specifically, in this location,

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border crossing facilities). A commercial parking lot would be allowed under an approved Conditional Use Permit. 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.

2. The design and proposed improvements for the map are consistent with the zoning/development regulations of the A1-1 zone, except for paragraph "a" below, in that:

a. All lots have minimum frontage on a dedicated street, except Parcels 1, 3, and 4 are not open to and usable by vehicular traffic. A variance is being granted for vehicle access across Parcel 2 to Parcels 1, 3, and 4. This variance is warranted because the project is being comprehensively planned under a Conditional Use Permit (CUP No. C-20165). Based on this, surrounding properties will not be adversely affected.

b. All lots meet the minimum dimension requirements of the A1-1 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.

d. Development of the site is controlled by Zoning Administration Conditional Use Permit No. C-20165.

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 institutional development, which would allow a commercial parking lot under a Conditional Use Permit. The harmony in scale, height, bulk, density and coverage of development creates a compatible physical relationship to surrounding properties.

5. The site is physically suitable for the type of development proposed: a parking facility for visitors to Mexico. The site is essentially level, is not within a floodway or floodplain, and is within walking distance of the border crossing facilities.

6. The design of the subdivision or the proposed improvements will not cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat based upon the findings of Negative Declaration No. 88-1198, 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.

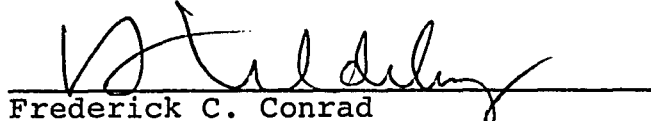
8. The design of the subdivision and the type of improvements are such that they will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed subdivision as demonstrated by the City Engineer's request for public dedications and adequate improvement on the proposed subdivision map.

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 Wallace T. Zagar Trust dba Border Station Parking, by Sandra J. Brower, Attorney, is hereby denied; the decision of the Subdivision Board is hereby sustained; and that Tentative Map No. 88-1198 is hereby granted to Sejour Development Corporation and SYG Ventures, 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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09/12/89  
TM-88-1198  
Or.Dept:Clerk  
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CITY COUNCIL CONDITIONS  
FOR TENTATIVE MAP NO. 88-1198

1. This tentative map will become effective with the approval of Conditional Use Permit No. C-20165 and will expire three years after such approval. If the CUP is denied, this tentative map shall be 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. 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. The applicant shall construct curb and a five-foot-wide sidewalk adjacent to this site on Camino Camiones Way.
7. The final map shall conform to the provisions of Conditional Use Permit No. C-20165, including toilet facilities to serve the users of the proposed parking facility.
8. This map shall comply with the standards, policies and requirements of all ordinances in effect at the time of submission of this map.
9. 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.

R-273970

10. This community may be subject to impact fees as established by the City Council at the time of issuance of building permits.
11. Concurrent with the recordation of the final map, a reciprocal access and parking agreement shall be created by separate instrument, satisfactory to the Planning Director.

R-273970

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JUL 11 1989

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 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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 *Blonda R. Barnes*, Deputy.

Office of the City Clerk, San Diego, California

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