

(R-90-1821)

RESOLUTION NUMBER R-275569

ADOPTED ON APRIL 24, 1990

WHEREAS, on January 16, 1990, the Subdivision Board of The City of San Diego recommended approval of Tentative Map No. 89-1075, underground waiver request and street vacation submitted by Haley Development Company and Donald A. Mitchell located at Radio Court between Bonita Drive and Cervantes Avenue and described as a portion of Lots 52 and 53 of Las Alturas sites according to Map No. 501, in the Southeast San Diego Community Plan area, in the SF-5000 zone; and

WHEREAS, the matter was set for public hearing on April 24, 1990, 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. 89-1075:

1. The map proposes to subdivide a 2.68-acre site into 13 lots for low density residential development (4.8 dwelling units per acre). This type of development is consistent with the General Plan and the Southeast San Diego Community Plan which designate the area for low density residential development (5-10 dwelling units per acre) use. The community plan states that all new utilities be undergrounded and recommends that existing

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utilities also be undergrounded. However, Council Policy 600-25 states that a waiver may be granted for existing utilities when "such conversions are determined to be impractical from a technical or financial standpoint, or would have minimal aesthetic impact." Based on the criteria, the finding (No. 12 herein) can be made that the map and waiver are still compatible with the community plan. 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 SF-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 SF-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 low density residential development (5-10 dwelling units per acre).

6. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife, or their habitat based upon the findings of Negative Declaration No. 89-1075 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 Subdivision Board 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 developer will continue to be required to underground any new service run to the proposed structures within the subdivision.

11. The design of the proposed privately owned underground utilities that will be constructed within the subdivision are consistent with accepted engineering practices and meet the requirements of Municipal Code section 102.0404 and Council Policy 600-25.

12. The requested waiver qualifies under the guidelines of Council Policy 600-25 in that:

a. The conversion involves a short span of overhead facility (less than 80 feet in length).

b. The conversion would involve an inordinate cost to the development. Such determination is to be made where practical on the basis of cost and should be considered with regard to the type of development, the aesthetic benefits, and relative costs if the facilities were to remain overhead.

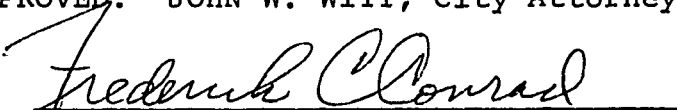
13. The property contains a street which must be vacated to implement the final map in accordance with San Diego Municipal Code section 102.0307.

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 sustained, and Tentative Map No. 89-1075 and underground waiver request are hereby approved 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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05/07/90  
Or.Dept:Clerk  
R-90-1821  
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CITY COUNCIL CONDITIONS  
FOR TENTATIVE MAP NO. 89-1075

1. This tentative map will become effective with the approval of the map and the accompanying street vacation by the City Council and will expire three years thereafter.
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. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
4. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
5. Every final map shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third order accuracy or better, as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.
6. 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

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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.

7. The subdivider must provide a geological reconnaissance 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.
8. 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, with the exception of the existing utility systems on Bonita Drive, adjacent to Lot 8, and Olivera Avenue, adjacent to Lot 13.
9. The subdivider shall relinquish access rights on Bonita Drive and Olivera Avenue adjacent to Lots 8 and Lot 13 respectively, satisfactory to the City Engineer.
10. Radio Court is classified as a local street, as shown on the tentative map. The subdivider shall dedicate a 50-foot right-of-way with a 45-foot radius for the cul-de-sac. The subdivider shall provide full street improvements, four-foot-wide sidewalks, a ten-foot curb-to-property-line distance, and a cul-de-sac curb radius of 35 feet, satisfactory to the City Engineer.
11. Street "A" is a stub-out street, as shown on the approved tentative map. The subdivider shall dedicate a 40 foot right-of-way for Street "A." The subdivider shall provide 25 feet of pavement, curb and gutter, a five-foot curb-to-property-line distance on the east side of Street "A," ten-foot curb-to-property-line distance with a four-foot-wide sidewalk on the west side of Street "A," satisfactory to the City Engineer.
12. The subdivider shall provide pedestrian ramps at Radio Court and Street "A," satisfactory to the City Engineer.
13. The subdivider shall dedicate an additional five feet of right-of-way on Bonita Drive adjacent to Lot 8, satisfactory to the City Engineer.
14. Water and Sewer Requirements:
  - a. The developer shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer.
  - b. The developer shall install eight-inch water mains connecting to the existing eight-inch water main in Radio Court, satisfactory to the Water Utilities Director.
  - c. If more than one fire hydrant is on a dead-end main, then a dual-fed system must be installed.

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- d. The developer shall extend the gravity sewer main to serve this development, satisfactory to the Water Utilities Director.
  - e. The developer shall provide evidence, satisfactory to the Water Utilities Director, indicating that each parcel will have its own water service and sewer lateral.
15. 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 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.
  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. 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.
  18. This community may be 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"/>
John Hartley	<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"/>
Linda Bernhardt	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 *Bhonda R. Barnes* Deputy.

Office of the City Clerk, San Diego, California

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