

(R-90-2145)

RESOLUTION NUMBER R-275747

ADOPTED ON MAY 21, 1990

WHEREAS, on December 18, 1989, the Subdivision Board of The City of San Diego recommended approval of Tentative Parcel Map No. TM-89-1210 submitted by Ronald E. Gomez and Bement-Dainwood-Sturgeon to subdivide an 11.88-acre site into three parcels relating to the Mini Max project located at 3951 Murphy Canyon Road between Aero Drive and Balboa Avenue and is described as Lots 32, 33 and 42 of Rosedale Tract, Map No. 825, in the Serra Mesa Community Plan area, in the M-1A zone; and

WHEREAS, the matter was set for public hearing on May 21, 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 Parcel Map No. TM-89-1210:

1. The map proposes to subdivide an 11.88-acre site into three parcels for light industrial development. This type of development is consistent with the General Plan and the Serra Mesa Community Plan which designate the area for light industrial 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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2. The design and proposed improvements for the map are consistent with the zoning/development regulations of the M-1A 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 M-1A 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 light 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 intensity of development. This is consistent with the community plan which provides for light industrial development.

6. The design of the subdivision and 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 Exemption No. 89-1210, which is included herein by this reference.

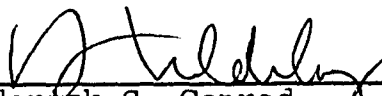
7. The design of the subdivision and the type of improvements will not likely cause serious public health problems inasmuch as needed public services and facilities are available or required by condition of this map to provide for water and sewage facilities as well as other related public services.

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 decision of the Subdivision Board is sustained, and Tentative Parcel Map No. TM-89-1210 is hereby granted, 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
TENTATIVE MAP NO. 89-1210

1. This tentative map expire on May 21, 1993.
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. 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.
4. A portion of this subdivision has been identified as being within a floodway and floodplain fringe area. In connection with Council approval of the final map:
 - a. Any development within the floodplain fringe area will require either the property to be graded to an elevation two feet above the 100 year frequency flood elevation or provide floodproofing of all structures to that same elevation.
 - b. The subdivider shall grant a flowage easement, satisfactory to the City Engineer, over the property within the floodway.
 - c. The subdivider shall grant a drainage easement, satisfactory to the City Engineer.
 - d. The subdivider shall enter into an agreement with the City waiving the right to oppose a special assessment initiated for the construction of flood control facilities.
 - e. The subdivider shall denote on the final map and the improvement plans as "Subject to Inundation" for those areas at an elevation lower than the 100 year frequency flood elevation plus one foot.
 - f. The subdivider shall provide slope protection, as required by the City Engineer, where the velocity exceeds 5 f.p.s.
 - g. Permits or exemptions must be obtained from the California Department of Fish and Game and the U.S. Army Corps of Engineers before City permits will be issued for work within the floodplain fringe areas.

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5. Water and Sewer Requirements:

- a. The developer shall install fire hydrants satisfactory to the Fire Department and the City Engineer.
 - b. The developer shall provide evidence, satisfactory to the Water Utilities Director, indicating that each parcel will have its own water service and sewer lateral.
 - c. The developer shall grant a twenty-foot-wide sewer easement over the 27-inch sewer main where it crosses Parcel 3. No structures of any kind shall be built in or over the easement without first obtaining an Encroachment Removal Agreement.
 - d. Any connections to the 27-inch sewer main shall be made through the manhole.
6. 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.
 7. The subdivider shall provide an Encroachment Removal Agreement for the private facilities within the right-of-way, satisfactory to the City Engineer.
 8. The final map shall conform to the provisions of Planned Industrial Development Permit No. 85-0737.
 9. The subdivider shall provide approval from CalTrans for this parcel map and accompanying Planned Industrial Development Permit, satisfactory to the City Engineer.
 10. 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.
 11. Concurrent with the recordation of the final map, a reciprocal access and parking agreement shall be created by separate instrument to the satisfaction of the Planning Director.
 12. 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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