

RESOLUTION NUMBER R- 276165

ADOPTED ON JUL 17 1990

WHEREAS, on June 18, 1990, the Subdivision Review Board of The City of San Diego recommended approval of Vesting Tentative Map No. 90-0278 submitted by Sunroad Development, a California general partnership, for the proposed 21-story office tower referred to as the Sunroad Pacific Tower, located on the northwest corner of State Street and Ash Street and described as Lots 1 through 20 of Middletown Subdivision, in the Centre City Community Plan area, in the CBD Zone; and

WHEREAS, the matter was set for public hearing on July 17, 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. 90-0278:

1. The map proposes to consolidate a 1.37-acre site into one lot for commercial development. This type of development is consistent with the General Plan and Centre City Community Plan which designate the area for commercial 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.

2. The design and proposed improvements for the map are

consistent with the zoning/development regulations of the CBD Zone in that:

a. The lot has minimum frontage on a dedicated street which is open to and usable by vehicular traffic, only as allowed under a Centre City Overlay Permit.

b. The lot meets the minimum dimension requirements of the CBD Zone.

c. The lot is designated 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 by the CBD Zone.

d. Development of the site is controlled by Centre City Overlay Permit No. 89-0800.

3. The design and proposed improvements for the consolidation 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 commercial 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 commercial uses.

6. The design of the consolidation 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 in Negative Declaration No. 90-0278, which is included herein by this reference.

7. The design of the consolidation 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 consolidation 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 improvements 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 Review Board is sustained, and Vesting Tentative Map No. 90-0278 is hereby granted to Sunroad Development, a California general partnership, 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

FCC:lc
08/29/90
Or.Dept:Clerk
R-91-344
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CONDITIONS OF APPROVAL

SUNROAD PACIFIC TOWER NO. 89-0800

1. Public Right-of-way Improvements

Street Lights - Type C decorative lights are in place on State and Columbia Streets. Type A lights are required on Ash Street and Type C on Beech Street. Each globe to have two lamps at 55 watts each. Type C lights are 12 feet high and Type A 21 feet, six inches.

Street Trees - The mature Jacarandas existing on Ash Street to remain and supplemented with additional same species. Podocarpus gracilor to be planted on State Street, Liquidamber styracifolia on Columbia and Jacaranda on Beech Street. All trees to be at the minimum 24-inch boxes with tree grates that meet the requirements of Title 24. All landscaping is to be maintained by the developer until an Assessment District is established for the entire downtown area.

Sidewalks - Ash Street to be paved with Class three paving material. This is the highest quality required for downtown sidewalks and can be placed around the entire perimeter of the project. Otherwise, Class one is required for the remaining three streets.

Street Corners - All street intersection to be punched out or enlarged. Examples of this design are available in the Office of the City Architect. Handicap access to be installed at all intersections.

Litter Containers - The developer of this project will be responsible for supplying six litter cans, Hansen Model 130 to be placed around the perimeter of the project. The City when notified of their location will begin trash pick-up.

2. Utility Installations

All utility vaults to be located within the building. Early consultations with the affected utility companies will facilitate the design of the building and avoid complications during construction.

3. Plaza

Seating should be provided as per the Overlay Zone in the amount of one linear foot of seating for each 50 square feet of the plaza. This seating space could be steps, platforms,

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or part of planter boxes. Steps doubling as seating should be 6 X 14. Bushes or low-ground cover are suggested in lieu of grass. Several electric outlets should be provided both for entertainers and/or vendors. Drinking fountains should also be available as well as water spigots or connectors. Since the plaza will be in full sun for the greater part of the day, landscaping should include large trees for shading.

4. Roof Tops

All mechanical equipment on the roof must be architecturally enclosed or screened.

5. Signs

A Comprehensive Sign Plan must be submitted prior to obtaining an occupancy permit which complies with the Centre City Overlay Zone requirements or to more restrictive signing legislation which may be adopted. No signs shall be permitted at the roof line.

6. Restrooms

A plan for the provision of restrooms at the ground floor which shall be accessible to the public during normal working hours.

7. Transportation

The developer shall comply with the City of San Diego's Transportation Ordinance.

8. Growth Management

This projects shall comply with the standards, policies and requirements in effect at the time of approval of this project, including any successor or new policies, financing mechanisms, phasing schedules, plans and ordinances adopted by the City of San Diego after January 11, 1990.

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Passed and adopted by the Council of The City of San Diego on JUL 17 1990
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"/>
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 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 Ellen Board, Deputy.

Office of the City Clerk, San Diego, California

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