

(R-91-771)

RESOLUTION NUMBER R-276495

ADOPTED ON SEPTEMBER 10, 1990

WHEREAS, Joseph N. Beecroft, by Robert Beecroft, and Howard, Bill and Cecilia Fisher, by D. Dwight Worden, Esq., appealed the decision of the Planning Commission in denying Tentative Map No. 89-1255 submitted by Joseph N. and Lois M. Beecroft and Howard Fisher for an 8 lot subdivision for the development of 453 attached residential units on seven building parcels and one open space lot, located on the east side of El Camino Real, between High Bluff Drive and Del Mar Heights Road, and is more particularly described as Parcel 1 of Parcel Map No. 15120 and a portion of Section 19, Township 14 South, Range 3 West, SBBM, in the North City West Community Plan, in the MF-3 zone; and

WHEREAS, the matter was set for public hearing on September 10, 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. 89-1255:

1. The map proposes the subdivision of a 24-acre site into eight parcels for residential development. This type of development is consistent with the General Plan and the North City West Community Plan which designate the area for low-medium

density residential use (15-29 dwelling units per acre). 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 MF-3 zone in that:

a. All lots have minimum frontage on a dedicated street which is open to and usable by vehicular traffic, only as allowed under a planned development (PD) permit.

b. All lots meet the minimum dimension requirements of the MF-3 zone, only as allowed under a PD.

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 PD.

d. Development of the site is controlled by Planned Development Permit No. 89-1255.

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 nature 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 residential uses.

6. The design of the subdivision and 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. 89-1255, 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 Planning Commission 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

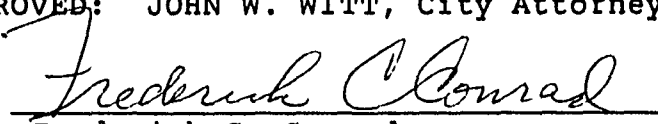
determined by the City Engineer, in accordance with financing and environmental policies of the City Council.

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 the Joseph N. Beecroft, by Robert Beecroft, and Howard, Bill and Cecilia Fisher, by D. Dwight Worden, Esq., is granted; the decision of the Planning Commission is overruled; and Tentative Map No. 89-1255 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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02/04/91  
Or.Dept:Clerk  
R-91-771  
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CITY COUNCIL CONDITIONS  
FOR TENTATIVE MAP NO. 89-1255

1. This tentative map will expire on September 10, 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. "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. The subdivider must provide a geological report on the subject property to determine the stability of the soil.

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All slopes shall be constructed in accordance with the provisions of San Diego Municipal Code Section 62.0410 et seq.

7. 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.
8. El Camino Real is classified as a six-lane major street within a 122-foot-wide right-of-way. The subdivider shall provide additional dedication on El Camino Real, for a half-width of 61 feet, and shall provide pavement, curb, gutter, and a four-foot-wide sidewalk, satisfactory to the City Engineer.
9. Prior to the recordation of the final map, the subdivider shall provide a contribution toward or provide a traffic signal at the entrance to this project, satisfactory to the City Engineer.
10. This project will be served by unnamed, non-dedicated private driveways, satisfactory to the City Engineer. Access shall be by standard driveways.
11. Water Requirements:
  - a. The subdivider shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer.
  - b. The subdivider shall install, on-site, a 12-inch looping water main connecting to the 16-inch water main in El Camino Real and shall extend 12-inch mains from the looped 12-inch main to the eastern property line to serve future developments to the east, all satisfactory to the Water Utilities Director. The subdivider shall install additional eight-inch water mains as needed to serve this project. Any dead-end main shall serve less than 30 units.
12. Sewer Requirements:
  - a. The subdivider shall a system of gravity sewer mains of adequate capacity to serve this development.
  - b. The subdivider shall provide calculations, satisfactory to the Water Utilities Director, to show that the size and grade of the sewer will provide adequate capacity and cleansing velocities.

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## 13. Water and Sewer Requirements:

- a. The subdivider shall install, on-site, a reclaimed water distribution system for landscape irrigation, satisfactory to the Water Utilities Director.
- b. The subdivider shall provide evidence satisfactory to the Water Utilities Director showing that each lot will have its own water service and sewer lateral.
- c. The subdivider shall provide CC&R's for the operation and maintenance of on-site private water and sewer mains that serve more than one lot. The subdivider shall provide private easements for the private mains or show easement locations in the CC&R's.
- d. If mains are to be public, then the subdivider shall grant adequate easements, satisfactory to the Water Utilities Director. No structures of any kind shall be built in or over easements without first obtaining an Encroachment Removal Agreement.
- e. Prior to the issuance of building permits, the number of EDU's in this development must be added to the total for North City West. If the total number of EDU's in North City West exceeds 9,000, then this development is subject to the construction and operational acceptance of the 30-inch water line from the Del Mar Heights Pipeline to the Miramar Pipeline.

14. This subdivision is in a community plan area designated in the General Plan as Planned Urbanizing or Future Urbanizing. As such, special financing plans have been, or will be, established to finance the public facilities required for the community plan area.

Therefore, in connection with Council approval of the final map, the subdivider shall comply with the provisions of the financing plan then in effect for this community plan area, in a manner satisfactory to the City Engineer. This compliance shall be achieved by entering into an agreement for the payment of the assessment, paying a facilities benefit assessment, or such other means as may have been established by the City Council.

15. This tentative map is within the North City West Community for which a Transportation Phasing Plan has been incorporated in the Public Facilities Financing Plan. Contained within this plan are individual traffic facility

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improvements. Before predetermined thresholds of development may be exceeded, the City Engineer must be satisfied that these improvements are either:

- a. completed;
- b. under contract;
- c. bonded;
- d. scheduled and funded for construction in the immediate fiscal year of the City's Capital Improvement Program; or
- e. scheduled and funded for construction in the immediate fiscal year of the State Transportation Improvement Program (STIP).

The subdivider is advised that issuance of building permits may be limited or otherwise withheld because of unsatisfied thresholds in the Phasing Plan. The filing of a final map does not guarantee that building permits will be issued for properties within the final map area. A copy of the North City West Public Facilities Financing Plan may be viewed or purchased at the Office of the City Engineer.

16. Prior to the filing of the final map, the subdivider shall demonstrate compliance with the North City West School Facilities Master Plan. Compliance may be evidenced through either of the following methods: (a) by otherwise demonstrating the availability of school facilities to accommodate residents of the subdivision; or (b) by participating in the "School Deposit Procedure" alternative, as provided in the Master Plan. A development agreement may be required as provided in the North City West School Facilities Master Plan to implement the deposit procedure.
17. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements: for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
18. 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.
19. The subdivider shall provide a downstream drainage study, satisfactory to the City Engineer, that demonstrates that no adverse impacts will occur to downstream properties as a

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result of the increased runoff from this development or, if substantial impacts are anticipated, what measures must be taken to mitigate such impacts.

20. The final map shall conform to the provisions of Planned Development Permit No. 89-1255.
21. 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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 *Charles G. Abdelnour* Deputy

Office of the City Clerk, San Diego, California

Resolution Number *R-276495* Adopted *SEP 1 0 1990*