

(R-91-1181)

RESOLUTION NUMBER R-277107

ADOPTED ON JANUARY 8, 1991

WHEREAS, on December 20, 1990, the Planning Commission recommended approval with conditions of Planned Residential Development and Hillside Review Permit No. 89-0550 (Scripps Ranch North Phase 2) submitted by McMillin/BCED Development to develop 481 single-family lots, 3 multi-family lots, 86 open space and non-buildable lots, and six park, school, fire station and church lots, located east of Interstate 15, north of Miramar Lake and south of Poway Road, and is more particularly described as Parcel 2 and a portion of Parcel 1 of Parcel Map No. 14987 together with a portion of the northwest quarter of the northwest quarter of Section 27, Township 14 South, Ranch 2 West, San Bernardino Meridian, in the Miramar Ranch North Community Plan area, in the A1-10, R1-6000, R1-5000, R1-3000, R-1500 and Hillside Review Overlay zones; and

WHEREAS, the matter was set for public hearing on January 8, 1991, 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 Planned Residential Development Permit No. 89-0550:

1. The proposed use will fulfill an individual and/or community need and will not adversely affect the General Plan or

the community plan. The proposed project is located in an area designated for low medium density residential (6-9 dwelling units per acre), medium density residential (9-12 dwelling units per acre), medium high density residential (12-24 dwelling units per acre), open space, elementary school, community park, pocket parks, religious facilities, fire station and a linear greenway within the adopted Miramar Ranch North Community Plan. The project as proposed will develop single-family development on Units 1, 2, 7, 11, 12 and 13 of Vesting Tentative Map No. 89-0550, at a density of 5.6 residential dwelling units per PRD net acre, and develop multiple-family development on Units 3, 4 and 9 consistent with the adopted community plan. In addition, approximately 80 acres of natural open space will be provided as the project's open space element, consistent with that recommended in the adopted Miramar Ranch North Community Plan.

2. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety, and general welfare of persons residing or working in the area and will not adversely affect other property in the vicinity. Conditions have been incorporated into this planned residential development permit relative to significant unmitigated environmental impacts on biological resources, landform alterations and visual quality. A number of conditions have been incorporated into this planned residential development permit relative to the mitigation of potentially significant environmental impacts, including transportation, circulation, brush management, visual quality, urban design and noise

mitigation. The project has incorporated several design and development recommendations for residential development to minimize impacts on the community. The street scene will be compatible with the residential development in the surrounding communities. The rear and side elevations will be of a quality equal to the front or street elevations and this will enhance the visual quality of the community. The garage portion of the residence will not be the dominant element of the street scene. A solid three-foot-high stucco sound attenuation wall will be provided along Scripps North Parkway and Cypress Canyon Road. Landscaping will be provided between the sidewalk and the sound attenuation wall for aesthetics. The project has been determined to be in compliance with the brush management requirements of the City of San Diego Landscape Technical Manual. The project has been determined to be in substantial compliance with the conceptual grading plan of the community plan. Subsequent multiple-family development on Units 3, 4 and 9 of Vesting Tentative Map No. 89-0550, has been conditioned to require a specific amendment(s) of Planned Residential Development Permit No. 89-0550. Site specific multiple-family development proposals would be evaluated against compliance with the design criteria, guidelines and recommendations of the Miramar Ranch North Community Plan, regulations of the Municipal Code relevant to planned residential developments and multiple-family developments, and the residential design guidelines associated with Planned Residential Development Permit No. 89-0550.

3. The proposed use will comply with the relevant regulations in the Municipal Code. This residential development respects the development recommendations within the adopted community plan. The project is in substantial compliance with the adopted conceptual grading plan in the adopted Miramar Ranch North Community Plan. The project fulfills regulations of the Municipal Code relevant to planned residential developments and vesting tentative maps.

BE IT FURTHER RESOLVED, that this Council adopts the following findings with respect to Hillside Review Permit No. 89-0550:

1. The site is physically suitable for the design and siting of the proposed structures and will result in the minimum disturbance of sensitive areas. The roadways have been designed to eliminate the need for manufactured slopes, and aligned to follow the natural contours of the existing hillsides. The residential development has been designed to adapt to and preserve the existing topography, prominent nodes and natural character of the hillsides and ridges. Lots have been oriented towards views and vistas at right angles to contour lines.

2. The grading and excavation proposed in connection with the development will not result in soil erosion, silting of lower slopes, slide damage, flooding, severe scarring or any other geological instability which would affect health, safety and general welfare. Disturbed slopes are planted with native or self-sufficient vegetation. All slopes that are adjacent to scenic corridors, major and secondary highways; slopes subject to

public view; slopes adjacent to open space areas; and slopes internal to the project will be landform or contour graded. All graded or disturbed areas which are not otherwise developed shall be permanently revegetated with native vegetation.

3. The proposed development retains the visual quality of the site, the aesthetic qualities of the area and the neighborhood characteristics by utilizing proper structural scale and character, varied architectural treatments, and appropriate plant material. The project has been designed to maximize public access to canyons, overlooks, or open space areas. Contour lot grading has been utilized to adapt to the natural character of the hillside in several prominent locations. Natural landscaping shall be provided on all manufactured slopes adjacent to natural canyons or hillsides.

4. The proposed development is in conformance with the Open Space Element of the General Plan, the Open Space and Sensitive Land Element of the Miramar Ranch Community Plan, any other adopted applicable plan, and the Hillside Review Overlay Zone. The project is in substantial compliance with the adopted conceptual grading plan in the Miramar Ranch North Community Plan. The applicant has discussed the feasibility of open space dedications or easements with appropriate City staff. A landscape maintenance district will be established to maintain the open space.

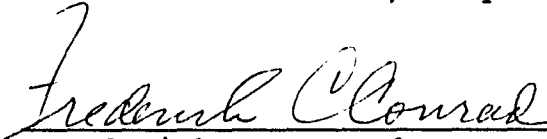
5. The proposed development is in conformance with the qualitative guidelines and criteria as set forth in the "Hillside Design and Development Guidelines" (Document No. RR-262129 on

file in the Office of the City Clerk). Although this project includes areas in the Hillside Review Overlay Zone, the adopted conceptual grading plan consequently superseded the Hillside Review Overlay Zone design criteria, guidelines and recommendations. The grading for Scripps North Parkway (8A) road alignment established the precedent for landform alterations within this portion of the community plan.

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 Planning Commission is sustained, and Planned Residential Development and Hillside Review Permit No. 89-0550 is hereby granted to McMillin/BCED Development, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By   
Frederick C. Conrad  
Chief Deputy City Attorney

FCC:lc:pev  
04/11/91  
Or.Dept:Clerk  
R-91-1181  
Form=r.permit

1/6/91

Passed and adopted by the Council of The City of San Diego on..... **JAN 0 8 1991**  
by the following vote:

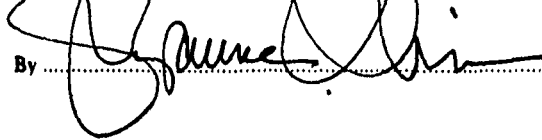
| Council Members        | Yeas                                | Nays                                | Not Present                         | Ineligible               |
|------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 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 checked="" 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  Deputy

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|---|-----------------------------|
| Office of the City Clerk, San Diego, California |                             |
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