

(R-91-1911)

RESOLUTION NUMBER R-277709

ADOPTED ON APRIL 16, 1991

WHEREAS, on April 4, 1991, the Planning Commission recommended that the Council approve, with conditions, Vesting Tentative Map No. 90-0898 (Scripps Ranch North, Phase 3), submitted by McMillin-BCED/Miramar Ranch North, a California general partnership ("McMillin"), Owner/Permittee, and Rick Engineering Inc., a 423-acre subdivision for residential and open space development, located east of Interstate 15, north of Miramar Lake and south and west of Spring Canyon Road and as more particularly described as Parcels 1 and 2 of Parcel Map No. 11571, Parcel 2 of Parcel Map No. 11428, Parcel 1 of Parcel Map No. 11698, Lago Dorado Industrial Park per Map No. 11991, a portion of the southwest quarter of Section 28, a portion of the northwest quarter of Section 33, a portion of the northeast quarter of Section 32, Township 14 South, Range 2 West, San Bernardino Base Meridian, City of San Diego, State of California, located in the Miramar Ranch North Community Plan Area in the Hillside Review and A1-10, R-1500, R1-5000, R1-6000 and R1-8000 zones; and

WHEREAS, on April 16, 1991, the Council of The City of San Diego considered Vesting Tentative Map No. 90-0898, Scripps Ranch North, Phase 3, and Street Vacation, pursuant to Section 102.0307 of the Municipal Code of The City of San Diego, and received for its consideration written and oral presentations, and heard from

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all interested parties present at the public hearing; NOW,
THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego,
that this Council adopts the following findings with respect to
Vesting Tentative Map No. 90-0898:

1. The map proposes the subdivision of a 423.0-acre site
into 604 lots (541 single-family lots, two (2) multi-family lots
and 61 open-space and non-building lots; 841 dwelling units: 541
single-family units and 300 multi-family units) for residential
development (1.943 dwelling units per acre). This type of
development is consistent with the General Plan and the Miramar
Ranch North Community Plan which designate the area for very low
residential (0-3 dwelling units per acre), low residential
(3-6 dwelling units per acre), and medium residential
(9-12 dwelling units per acre) 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 A1-10,
R1-8000, R1-6000, R1-5000 and R-1500 zones in that:

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

b. All lots meet the minimum dimension requirements of the A1-10, R1-8000, R1-6000, R1-5000 and R-1500 zones, except as allowed under a PRD.

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, except as allowed under a PRD.

d. Development of the site is controlled by Planned Residential Development and Hillside Review Permit No. 90-0898.

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 or cooling opportunities.

4. The site is physically suitable for residential and park 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 density is consistent with the community plan, which provides for residential and park uses.

6. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of Environmental Impact Report No. 90-0898 which is included herein by this reference. However,

a finding has been made pursuant to subdivision (c) of Section 21081 of the Public Resources Code that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the Environmental Impact Report.

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 City Council 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 methodology utilized to determine the size of the water tank be reevaluated by the Manager with respect to the feasibility of reducing the water tank's size, while retaining its functional efficiency.

BE IT FURTHER RESOLVED, that the proposed landscaping in the immediate vicinity of the water tank be reviewed to mitigate visual impacts created by the water tank.

BE IT FURTHER RESOLVED, that Units 1 and 2 of Scripps Ranch North, Phase 3 contain no restricted (gate guarded) access as proposed by McMillin.

BE IT FURTHER RESOLVED, that Conditions, Covenants, and Restrictions ("CC&Rs") for Scripps Ranch North Phase 3 be amended to include provisions that establish funding procedures for utilization by the Homeowners Association in enforcing the guidelines and CC&Rs respecting potential future structural changes.

BE IT FURTHER RESOLVED, that the 3.8 million dollars from the Regional Open Space Park Fee fund be referred to staff to evaluate the concept of spreading costs to FBAs or financing plans, to communities along the I-15 corridor with the objective of utilizing the 3.8 million dollars in the Miramar Ranch North Community Planning Area.

BE IT FURTHER RESOLVED, that the proposed development of the 4 acres on the "knoll" area at the western end of "M" Street, shown on VTM 90-0898, be eliminated.

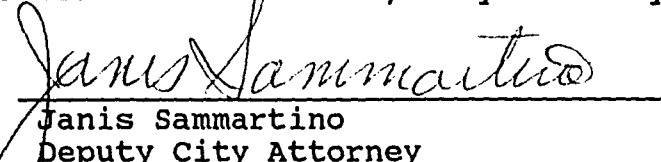
BE IT FURTHER RESOLVED, that the density of development of the 4-acre "knoll" area at the western end of "M" Street, as

shown on VTM 90-0898, is hereby authorized to be transferred to and utilized, at a 3 to 1 ratio, in the Scripps Ranch North Towne Centre area.

BE IT FURTHER RESOLVED, that McMillin-BCED/Miramar Ranch North and Rick Engineering Inc.'s Vesting Tentative Map No. 90-0898 for Scripps Ranch North, Phase 3 is hereby approved subject to the conditions attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By


Janis Sammartino
Deputy City Attorney

JS:pev
06/14/91
Or.Dept:Clerk
R-91-1911
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NOTE:

**FOR FINAL VTM No. 90-0898 CONDITIONS SEE
RESOLUTION NO. R-277969, ADOPTED ON MAY 21,
1991.**

APR 16 1991

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 type="checkbox"/>	<input checked="" 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 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 *Linda Ferguson*, Deputy.

Office of the City Clerk, San Diego, California

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