

(R-91-2288)

RESOLUTION NUMBER R-278098

ADOPTED ON JUNE 10, 1991

WHEREAS, on February 7, 1991, the Planning Commission recommended approval of Carmel Valley Planned District Development Plan Permit No. 90-0471 (Carmel Valley Neighborhood I, Units 3 and 4 Resubdivision) submitted by The Baldwin Company for the development of 68 two-story, single-family homes on approximately 11.3 acres of a 25.8-acre site, the remaining 14.5 acres will be for the development of a school and park. The subdivision is located on the north side of Carmel Center Road, east of Carmel Creek Road, west of the SDG&E easement, and south of Kerwood Court and is more particularly described as Resubdivision of Carmel Valley Neighborhood One, Unit No. 3, Map No. 12564 and Parcels 1 and 2 of Parcel Map No. 16001, in the Carmel Valley Community Plan area, in the SF-3 (Single-Family Residential, minimum lot size of 3,000 square feet) and EP (Educational and Park) zones; and

WHEREAS, the matter was set for public hearing on June 10, 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 Carmel Valley Planned Development Plan Permit No. 90-0471:

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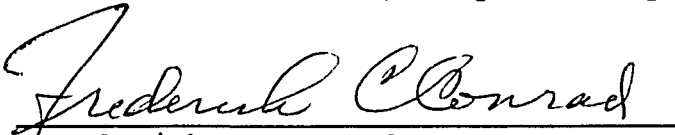
SAN DIEGO, CALIF. *ef*

The proposed development plan is consistent with the Neighborhood 1 Carmel Valley Precise Plan and the SF-3 zone, as set forth in Planning Report No. 91-175, dated May 13, 1991, a copy of said planning report is incorporated herein by reference.

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 recommendation of the Planning Commission is sustained, and Carmel Valley Planned Development Plan Permit No. 90-0471 is hereby granted to The Baldwin Company, 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
06/27/91
Or.Dept:Clerk
R-91-2288
Form=r.permit

CARMEL VALLEY PLANNED DISTRICT
DEVELOPMENT PLAN PERMIT NO. 90-0471
(RESIDENTIAL)

CITY COUNCIL

This Planned District Development Plan Permit is granted by the Council of The City of San Diego to THE BALDWIN COMPANY, a California Partnership, Owner/Permittee, for the purposes and under the terms and on the conditions as set out herein pursuant to the authority contained in Section 103.0601 of the Municipal Code of The City of San Diego.

1. Permission is hereby granted to Owner/Permittee to construct a Planned District Development Permit, Carmel Valley Neighborhood I, Units 3 and 4, located on the north side of Carmel Center Road between Carmel Creek Road and the SDG&E Easement in the SF-3 and EP Zones. The project site is legally described as a resubdivision of Final Map No. 12564 Carmel Valley Neighborhood 1, Unit 3 and Parcels 1 and 2 of Parcel Map No. 16001.
2. The Planned District Development Plan Project (Project) shall include the total of the following facilities:
 - a. A total of 68 single-family residences on 68 lots.
 - b. Off-street parking.
 - c. Incidental accessory uses as may be determined and approved by the Planning Director.
3. Prior to the issuance of any building permits the accompanying subdivision map or maps shall be recorded on the subject property. Permits may be issued for model units prior to the final map recordation subject to the requirements of the City Attorney, Engineering and Development Director and Planning Director.
4. Prior to the issuance of grading permits, a landscaping and irrigation plan shall be submitted to the Planning Director for approval. Prior to the issuance of building permits, complete building plans, including landscaping and signs, shall be submitted to the Planning Director for approval. All plans shall be in substantial conformity to Exhibit "A," dated June 10, 1991 on file in the Planning Department. All landscaping shall be installed prior to issuance of an occupancy permit. Subsequent to the completion of this project, no changes shall be made until an appropriate application for an amendment to this permit shall have been granted. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during

demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.

5. The construction and continued use of this permit shall be subject to the regulations of this or other governmental agencies.
6. A total of 136 parking spaces shall be provided (at a ratio of two spaces per dwelling unit. Each of the parking spaces shall be permanently maintained and not converted for any other use at any time. Each subsequent owner shall be informed of this requirement through the CC&R's. Each space shall be maintained on the subject property in the approximate location as shown on Exhibit "A," dated June 10, 1991. Parking spaces and aisles shall conform to Planning Department standards.
7. Exterior radio or television antennas shall be prohibited, except for one master antenna for the project. The installation of any underground CATV cable in any public rights-of-way within or adjacent to the project shall require either a license or franchise with the City prior to such installation.
8. Building additions shall conform to the underlying zone. No building additions, including patio covers, shall be permitted unless approved by the homeowners association, if an association exists, and by the Planning Director. Patio covers may be permitted only if they are consistent with the architecture of the dwelling unit.
9. No manufactured slope shall be steeper than a ratio of 2:1.
10. The applicant shall post a copy of the approved permit in the sales office for consideration by each prospective buyer.
11. Any sales office or temporary sales signs advertising the subdivision shall be approved by the Planning Director and shall be consistent with the criteria established by the SF-3 Zone or with an applicable design element.
12. Sidewalks shall be provided from each unit to the sidewalk within the dedicated right-of-way, and if the sidewalks are contiguous to the curb of private streets, a five-foot general utility easement must be provided behind this walk.
13. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.
14. The effective date of this permit shall be the date of final action by the Planning Commission or, if appealed, the date of City Council action.

15. No development shall commence, nor shall any permit for construction be issued, until the Permittee signs and returns the permit to the Planning Department.
16. The property included within this Planned District Development shall be used only for the purposes and under the terms and conditions as set forth in this permit unless specifically authorized by the Planning Director or the permit has been revoked by The City of San Diego.
17. This Planned District Development Plan Permit may be cancelled or revoked if there is any material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by the City, Planning Commission or Permittee.
18. This Planned District Permit shall constitute a covenant running with the land; all conditions and provisions shall be binding upon the permittee and any successor(s), and the interests of any successor(s) shall be subject to every condition herein.
19. Private streets shall be named and begin with appropriate terms such as "Caminito," "Ruelle," or "Row." Public refuse collection shall not be permitted unless approved by the Director of General Services. All private streets shall be improved to the requirements set forth by the Engineering and Development Director. No parking shall be permitted on any private streets except in approved locations.
20. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.
21. The Permittee/Applicant shall comply with all requirements of the Uniform Building Code (UBC) and secure all necessary building permits prior to construction.
22. The Owner/Permittee shall be responsible to assure that all future fence material facing the SDG&E easement should be consistent and meet the minimum fence development standards.
23. The building elevations which face the public park, Lots 1 through 6, should implement a varied front yard setback and have an enhanced and/or upgraded appearance to the satisfaction of the Planning Director
24. This Planned District Development Plan Permit shall conform to all the conditions approval as stated in the associate Map TM 90-0471.
25. Prior to issuance of building permits, a report describing the results of the Tentative Map's monitoring program

(paleontologist) report shall be reviewed and approved by the Principal Planner of the Environmental Analysis Section.

26. The subdivider shall provide adequate sight distance at the intersection of Street "A," and Camarena Road, satisfactory to the City Engineer.
27. Lot 71 shall be an open space easement, maintained by the Homeowners' Association or incorporated into each lot, No. 53 through No. 68.
28. There shall be no center island in Cul-de-sac "A," satisfactory to the City Engineer.

APPROVED by the Council of The City of San Diego on June 10, 1991.

R-278098

AUTHENTICATED BY:

MAUREEN O'CONNOR, Mayor
The City of San Diego

CHARLES G. ABDELNOUR, City Clerk
The City of San Diego

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN DIEGO)

On this _____ day of _____, before me, the undersigned, a notary public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared CHARLES G. ABDELNOUR, known to me to be the City Clerk of The City of San Diego, the municipal corporation that executed the within instrument, and known to me to be the person whose name is subscribed to the within instrument, as a witness thereto, who being by me duly sworn, deposes and says that he was present and saw MAUREEN O'CONNOR, known to him to be the Mayor of The City of San Diego, and known to him to be the person who executed the within instrument on behalf of the municipal corporation therein named, and acknowledged to me that such municipal corporation executed the same, and that said affiant subscribed his name to the within instrument as a witness.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in the County of San Diego, State of California, the day and year in this certificate first above written.

Notary Public in and for the County
of San Diego, State of California

The undersigned Permittee, by execution hereof, agrees to each and every condition of this permit and promises to perform each and every obligation of Permittee hereunder.

THE BALDWIN COMPANY
Owner/Permittee

By _____

By _____

NOTE: Notary acknowledgments
must be attached per Civil
Code Section 1180, et seq.
Form=p.ack

R- 278098

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JUN 10 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 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 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"/>
Tom Behr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 *Maynell G. Portuondo*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number *R-278098* Adopted JUN 10 1991