

(R-92-615)

RESOLUTION NUMBER R-278807

ADOPTED ON OCTOBER 8, 1991

WHEREAS, on July 15, 1991, the Subdivision Board recommended approval of Tentative Map. No. 90-0576 for the West View II project, submitted by Globus Development, Inc., and Graves Engineering, for a two-lot subdivision to construct seven single-family dwellings on property located on Pendleton Street, north of Walmar Lane and west of Soledad Mountain Road, which is described as Lot 1 and Lot 2, Block 100, Map No. 933, Pacific Beach Subdivision, in the Pacific Beach Community Plan area, in the R1-5000 zone; and

WHEREAS, the matter was set for public hearing on October 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 Tentative Map No. 90-0576:

1. The map proposes the subdivision of a 0.9165-acre site into two lots for residential development (7.638 dwelling units per acre). This type of development is consistent with the General Plan and the Pacific Beach Community Plan which designate the area for residential use (9.0 dwelling units per acre). The proposed map will retain the community's character by encouraging

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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 and development regulations of the R1-5000 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 residential development (PRD) permit.

b. All lots meet the minimum dimension requirements of the R1-5000 zone, only 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, only as allowed under a PRD.

d. Development of the site is controlled by Planned Residential Development Permit No. 90-0576.

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 and 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 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. 90-0576, 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.

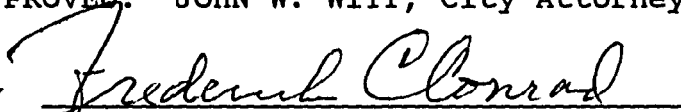
9. The City Council has reviewed the adopted Housing Element, the Progress Guide and General Plan of The City of San Diego, and hereby finds, pursuant to Section 66412.3 of the Government Code, that the housing needs of the region are being met since residential development has been planned for the area 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 recommended approval by the Subdivision Board is hereby sustained, and Tentative Map No. 90-0576 is hereby granted for WEST VIEW II, 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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12/11/91
Or.Dept:Clerk
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CITY COUNCIL CONDITIONS FOR
TENTATIVE MAP NO. 90-0576

1. This tentative map will expire September 24, 1994.
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.

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6. 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.
7. The subdivider must provide a geological reconnaissance on the subject property to determine the stability of the soil. All slopes shall be constructed in accordance with the provisions of San Diego Municipal Code Section 62.0410 et seq.
8. This property is subject to payment of a park fee prior to the filing of the final subdivision map in accordance with San Diego Municipal Code Section 102.0406 et seq. This property is also subject to a building permit park fee in accordance with San Diego Municipal Code Section 96.0401 et seq.
9. The subdivider shall provide, on Pendleton Street, 36 feet of pavement, curb, gutter, and a four-foot-wide sidewalk on both sides of the street within a minimum ten-foot curb-to-property-line distance, 30-foot curb radii for the corners of Chalcedony Street and Pendleton Street, a 15-foot radius for the corner of Pendleton Street & Walmar Lane, and alley paving for Walmar Lane, adjacent to this property; all satisfactory to the City Engineer.
10. The subdivider shall provide a turnaround for Pendleton Street at Walmar Lane, by a cul-de-sac or hammerhead, satisfactory to the City Engineer.
11. The subdivider shall provide curb and sidewalk along Walmar Lane, satisfactory to the City Engineer.
12. The subdivider shall provide a standard driveway a 20-foot-minimum width, satisfactory to the City Engineer.
13. The subdivider shall provide private walkways from each unit to the public sidewalk on Walmar Lane and Pendleton Street, satisfactory to the City Engineer.
14. The subdivider shall provide the necessary letters of permission to do any work off-site, satisfactory to the City Engineer. The subdivider shall remove the existing dirt-filled swimming pool, satisfactory to the City Engineer.
15. Water and Sewer Requirements:
 - a. The developer shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer.

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- b. The developer shall install an eight-inch water main in Pendleton Street, connecting to the six-inch main in Chalcedony Street, then continuing across the development through a 15-foot water easement, across Soledad Mountain Road, and east in Beryl Street, connecting to the six-inch main there, satisfactory to the Water Utilities Director.
- c. The developer shall install a system of gravity sewer mains of adequate capacity to serve this development.
- d. The developer 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 developer shall provide private easements for the private mains or show easement locations in the CC&R's.
- e. The developer shall provide a 20-foot easement for the 30-inch Kearny Mesa pipeline on-site, satisfactory to the Water Utilities Director.
- f. The developer shall provide for the relocation of the water service and sewer lateral that serves Lot 3 and Lot 4 and goes through this property.

16. Park and Recreation Department Requirements:

- a. Prior to recordation of the final map for West View II, the subdivider shall establish the legal title to Pendleton Street. If title does reside in the City of San Diego, then this project shall be considered null and void.
- b. Should legal title to Pendleton Street reside with the developer, the following condition will be required:
 - i. The developer shall provide an open space lot on the northern portion of Pendleton Street.
 - ii. The developer shall grant the open space lot to the City for Park & Recreational purposes at no cost to the City. No park fee or impact fee credit shall be granted for this transfer.
 - iii. The developer may enter into an agreement with the City for the development of Capehart Open Space Park. Development shall be limited to the establishment of a decomposed granite (DG) path, benches, and possible drinking fountain. The exact design and improvements are to be approved

by the Pacific Beach Recreation Council, adjacent owners, and the Park & Recreation Board.

17. The final map shall conform to the provisions of Planned Residential Development Permit No. 90-0576.
18. 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.
19. This subdivision may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by California Government Code Section 53080(b) (Statutes of 1986, Chapter 887), in accordance with procedures established by the Director of Building Inspection.
20. 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 OCT 08 1991
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tom Behr	<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 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 Blonda L. Barnes Deputy.

Office of the City Clerk, San Diego, California

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