

(R-92-993)

RESOLUTION NUMBER R-279172

ADOPTED ON DECEMBER 10, 1991

WHEREAS, on November 14, 1991, the Planning Commission voted unanimously to recommend approval of Planned Residential Development ("PRD") Permit No. 89-1391, known as the Coral Gate project, submitted by SDCG Associates, L.P., a California partnership, Owner/Permittee, to develop a 444 unit single family, detached residential development known as Coral Gate, located east of Dairy Mart Road and north of Tijuana Street and described as portions of the northeast quarter and the southeast quarter of Section 2, Township 19 South, Range 2 West, SBM, Lots 13 to 20, Tijuana City Ext. Map No. 491, and Lots 6, 7 and 8, Tijuana Ext. Map No. 562, in the San Ysidro Community Plan area, in the A1-1 and A1-10 zones; and

WHEREAS, the matter was set for public hearing on December 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 Planned Residential Development Permit No. 89-1391:

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 community plan specifically identifies the project site and provides specific development criteria

related to residential development. The development criteria includes: a wall and buffer area at the southern boundary, which this project proposes an 8 foot high stucco wall with substantial landscape buffering; participation in a mosquito control program, which the developer is required to contribute to the County Vector Control Program; adherence to the Defensible Space Guidelines in the Community Plan, which the project has been designed to meet, in addition to requiring the developer to initiate and implement a Neighborhood Watch Program; the developer is also providing a 10 acre school site and a pocket park.

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. Due to the geographical constraints of the project, many of the readily identifiable problems associated with the location were taken into consideration of the design of the project. The location of the site played an important role in designing the project as well as developing permit conditions and mitigation requirements for the environmental impact report.

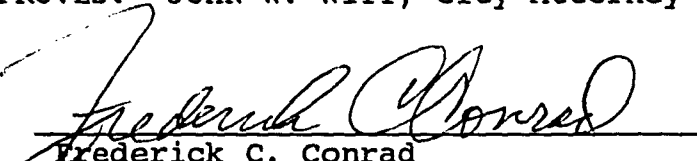
3. The proposed use will comply with the relevant regulations in the Municipal Code. The project has met and/or exceeds the development regulations for PRDs. The project incorporates several individual site designs that are highly desirable.

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 Planned Residential Development Permit No. 89-1391 is hereby granted to SDCG Associates, L.P., a California partnership, 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  
02/13/92  
Or.Dept:Clerk  
R-92-993  
Form=r.permit

PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 89-1391  
CORAL GATE

CITY COUNCIL

This planned residential development permit is granted by the Council of The City of San Diego to SDCG ASSOCIATES, L.P., a California partnership, Owner/permittee, under the conditions contained in Section 101.0901 of the Municipal Code of The City of San Diego.

1. Permission is granted to Owner/permittee to construct a planned residential development described as portions of the northeast quarter, Section 2, Township 19 South, Range 2 West, SBM, Lots 13 to 20, Tijuana City Ext. Map No. 491, and Lots 6, 7 and 8, Tijuana Ext. Map No. 562, located east of Dairy Mart Road and north of Tijuana Street, in the A1-1 and A1-10 zones.
2. The planned residential development permit shall include the total of the following facilities:
  - a. 444 detached single family residential units;
  - b. Off-street parking;
  - c. Incidental accessory uses as may be determined and approved by the Planning Director;
  - d. 10.002 acre school site (gross including street vacation, 9.470 acres net).
  - e. 3 acre pocket park (gross, including street vacation, 2.886 acres net).
  - f. 0.928 addition to Larsen Park (gross with street vacation, 0.680 acres net).
  - g. 7.048 acres of open space.
3. Prior to the issuance of any building permits, a final subdivision map shall be recorded on the subject property. Rezoning of the subject property shall be approved by the City Council and become effective with the recordation of the subdivision map. 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. A "Nonbuilding Area" designation shall be granted and shown on said map on all areas not shown for building sites. Such areas shall be coupled with the severalty interests of the

owners of the dwelling units and shall be maintained as open space.

5. 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 December 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.
6. The construction and continued use of this permit shall be subject to the regulations of this or other governmental agencies.
7. Eight Hundred Eighty-eight total 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 December 10, 1991.
8. 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.
9. No building additions, including patio covers, shall be permitted unless approved by the Planning Director. Patio covers may be permitted only if they are consistent with the architecture of the dwelling unit.
10. No manufactured slope shall be steeper than a ratio of 2:1.
11. The applicant shall post a copy of the approved permit in the sales office for consideration by each prospective buyer.
12. 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 R1-5000 zone.

13. 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.
14. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.
15. The effective date of this permit shall be the effective date of a concurrent rezoning case. If an appeal is filed, the effective date shall be the date of final action by the City Council. The permit must be utilized within 36 months after the effective date. Failure to utilize the permit within 36 months will automatically void the permit unless an extension of time has been granted by the Planning Director, as set forth in Section 101.0901 of the Municipal Code. Any such extension of time must meet all the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the City Council.
16. No development shall commence, nor shall any permit for construction be issued, until:
  - a. The permittee signs and returns the permit to the Planning Department;
  - b. The planned residential development permit is recorded in the Office of the County Recorder.
17. The property included within this planned residential development shall be used only for the purposes and under the terms and conditions set forth in this permit unless authorized by the Planning Director or the permit has been revoked by The City of San Diego.
18. This planned residential development 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 or permittee.
19. This planned residential development 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.
20. All accessory structures less than 100 square feet require the approval of the Planning Director and must meet zoning criteria and planned residential development permit guidelines and standards regardless of Building Inspection Department requirements for building permits.

21. This planned residential development permit allows the sale of individual lots for the purpose of construction of residential units consistent with conditions and exhibits of the permit.
22. This planned residential development shall be constructed prior to sale to individual owners to ensure that all development is consistent with conditions and exhibits submitted to and approved by the Planning Director.
23. The use of textured or enhanced paving may be permitted only with the approval of the City Engineer and Planning Director, and shall meet the standards of these departments as to location, noise and friction values, and any other applicable criteria.
24. Noise walls, street trees, decorative pavements and other public right-of-way improvements shown on Exhibit "A," dated December 10, 1991, shall be permitted by an encroachment permit obtained from the City Engineer.
25. Prior to issuance of building permits, the Developer shall provide proof that a program will be developed and implemented that will assist residents in the formation of a neighborhood watch or similar free program.
26. The permittee/applicant shall comply with all requirements of the Uniform Building Code (UBC) and secure all necessary building permits prior to construction.
27. An eight foot masonry block perimeter wall along the Camino De La Plaza boundary shall be provided as illustrated on Exhibit "A," dated December 10, 1991. The final architectural elevations must be approved by the Planning Director.
28. Prior to the issuance of occupancy permits, the developer shall provide motion detector security lights on each residence.
29. The following design standards as illustrated on Exhibit "A," dated December 10, 1991, shall be incorporated into the project design:
  - a. Each lot shall have one canopy street tree and an additional tree planted within the frontyard setback. Tree species and size will be approved satisfactory to the Planning Director.
  - b. A minimum of 25 homes on the 50' x 100' lots will incorporate neo-traditional floorplans with detached garages in the rear.

- c. No more than three, 3-car garages shall be allowed in a row on any street.
  - d. Front yard setbacks will have the following minimums:
 

Neo-traditional	Minimum 12' front yard
2 car garage	Minimum 15' front yard
3 car garage	Minimum 15' front yard

It is anticipated that these front yards will vary to create an interesting street scene and some may be setback as far as 30 feet.
  - e. Side yard setbacks may vary from four to six feet having a minimum of four feet with the offsetting side yard at six feet with an average of five foot side yards.
  - f. Detached garages will have the flexibility to decrease street setback to five feet on corner lots with garage door openers and 15 feet without a garage door opener.
  - g. Design features for the 40' X 100' and 50' X 100' products to de-emphasize the garages will include side-loaded garages on corners and windows in some garages.
  - h. Three plans, one of each product type, with three car garages will have an architectural relief on the third car space of one or two feet.
  - i. Lot four will be allowed a three car garage because of the configuration of the lot and sewer easement and the side yard exceeds 20 feet.
  - j. There will be 12 floorplans, three product types, and 81 color variations within the 444 homes.
  - k. Three plans, one in each product type will have pergolas/porticos to emphasize the front doors and entrances.
  - l. Two plans (plan 5 and plan 12) will have porches.
  - m. Three plans, one in each product type, will have three foot walls with wrought iron and/or pilaster details.
30. The developer shall enter into a two year option agreement for the acquisition of lots 443, 444, 445, 447, and 448 for the neighborhood park and addition to the San Ysidro Athletic Area (Larsen Field) as raw, unsubdivided land.



31. The developer shall enter into an agreement for the design and construction of the mini-park which consists of lots 445, and 447.
32. The developer shall enter into an agreement satisfactory to the City Engineer for compensation for public improvements on or adjacent to lots 443, 444, 445, and 448.
33. The developer shall enter into negotiation with the adjacent owner for the land exchange of lot 447 for property adjacent to Larsen Field. Said negotiation shall be completed prior to filing of the final map.
34. Grading of park lots shall be reviewed and approved by the Park and Recreation Department. No changes in grade between park and school property is acceptable.
35. The developer shall initiate meetings with the school district to provide for a tentative facility layout on the school site to benefit future joint park and school usage.
36. The planned residential development permit and the coastal development permit shall comply with the provisions of the final map for Vesting Tentative Map No. 89-1391.
37. This project 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.
38. This community may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.

#### **ENVIRONMENTAL MITIGATION REQUIREMENTS**

39. The off-site buffer area, as shown on figure 15 of the environmental impact report and on Exhibit "A," dated December 10, 1991, shall be treated by a one-time trash clean up and dry seeding of native species identified in Appendix I (Coral Gate Revegetation Plan) to the EIR prior to issuance of residential building permits.
40. A six-foot high, double sided wooden fence shall be constructed along the edge of the landscape buffer at the rear of Lots 1 and 56 through 100 in order to provide physical and visual separation between the sensitive wetland habitat and the subdivision and to reduce significant noise impacts from Interstate 5. The fence shall be shown on the building plans, the PRD site plan and shall be constructed prior to the issuance of a certificate of occupancy. Maintenance of the fence in perpetuity shall be the responsibility of the landscape maintenance district.

41. In order to reduce potential geological impacts related to liquefaction, footings shall have a minimum width of 12 inches and a maximum depth of 12 and 18 inches for one and two story structures, respectively; all surface drainage shall be directed away from the proposed structures and the top of slopes; water shall not be allowed to pond adjacent to the footings; and, foundations and floor slabs shall have a post-tensioned reinforcement system. These measures shall be shown on the building plans and shall be approved by the Environmental Analysis Section of the Planning Department prior to issuance of residential building permits. Prior to issuance of a certificate of occupancy, the site shall be inspected by the Building Inspection Department to ensure compliance with these measures.
42. If a cultural resource salvage program is required to mitigate potentially significant impacts to buried resources, a report detailing the results of the program shall be submitted to the Environmental Analysis Section and approved prior to issuance of any residential building permits. If no significant subsurface resources are encountered during grading, a letter report detailing the results of monitoring shall be approved by the Environmental Analysis Section prior to issuance of any residential building permits.
43. A minimum five-foot-high solid masonry wall shall be constructed along Camino de la Plaza on the south and west sides of the project site as shown on the PRD site plan. These walls shall reduce future exterior noise levels to a maximum of 65 dB(A) CNEL based on horizon year traffic volumes. The noise walls shall be shown on building plans and shall be approved by the Environmental Analysis Section prior to issuance of building permits. Prior to issuance of a certificate of occupancy, construction of the noise walls, as approved, shall be verified by City staff.
44. Prior to issuance of any residential building permit, the Principal Planner of the Environmental Analysis Section and the Noise Abatement Administrator shall review and approve building plans to assure reduction of interior noise levels to a maximum of 45 dB(A) CNEL based on future roadway volumes. Prior to issuance of a certificate of occupancy, a site inspection by City staff shall be conducted to verify compliance with interior noise reduction requirements.
45. To partially mitigate potentially significant, single-event noise from border patrol activities in the project area, the potential for such noise impacts shall be disclosed to future buyers in an information packet to be presented to all buyers. The packet shall inform future residents that they could be exposed to excessive noise from border patrol helicopters. The applicant shall provide a copy of the

noise level information packet to the Environmental Analysis Section prior to issuance of any residential building permit.

#### **WATER UTILITIES REQUIREMENTS**

##### **Water Requirements:**

46. The developer shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer.
47. The developer shall install a 12-inch water main in Camino de la Plaza from the existing 12-inch main in Dairy Mart Road, satisfactory to the Water Utilities Director.
48. The developer shall install a 12-inch water main in Camino de la Plaza from the 12-inch main in Camino de la Plaza, easterly, to the 12-inch main in Boston Avenue, satisfactory to the Water Utilities Director.
49. The developer shall install an additional system of 8-inch water mains, on-site, satisfactory to the Water Utilities Director.

##### **Sewer Requirements:**

50. The developer shall provide a sewer study, satisfactory to the Water Utilities Director, for the sizing of gravity sewer mains and to show that the grade of the mains will provide adequate capacity and cleansing velocities.
51. The developer shall install all facilities as required by the approved sewer study.

##### **Water and Sewer Requirements:**

52. The developer shall provide evidence, satisfactory to the Water Utilities Director, indicating that each parcel will have its own water service and sewer lateral.
53. All common areas and open spaces that require irrigation, shall be irrigated with reclaimed water as specified in City Council Ordinance 0-17327. The developer shall design and install a reclaimed water distribution system within the subdivision in accordance with "Rules and Regulations for Reclaimed Water Use and Distribution within the City of San Diego." The irrigation system shall initially be supplied from the potable water system until reclaimed water is available. The system shall be designed to allow the conversion from potable to reclaimed service and avoid any cross connections between the two systems.

##### **MODELS:**

54. Prior to the issuance of Occupancy permits on the models, the model lots shall be landscaped to the satisfaction of the Planning Director. The developer shall provide information pamphlets on landscaping and the installation.
55. A Landscape Maintenance Assessment District shall be established, prior to recordation of the final map, satisfactory to the Planning Director and the City Engineer. Said maintenance district shall be for the improvements along Camino de la Plaza including the monument sign.
56. Landscape improvements along the interior streets of the project shall be the responsibility of the individual property owners.
57. Prior to issuance of building permits, a contribution shall be made to the Vector Control Program satisfactory to the Director of the County Environmental Health Services. In the event that any condition of this permit, on a legal challenge by the Owner/permittee of this permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this permit shall be void.

APPROVED by the Council of The City of San Diego on December 10, 1991, By Resolution No. R-279172.



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Passed and adopted by the Council of The City of San Diego on DEC 10 1991  
by the following vote:

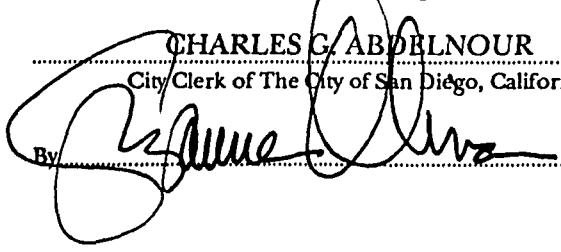
Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
George Stevens	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tom Behr	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Valerie Stallings	<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:

(Seal)

MAUREEN O'CONNOR  
Mayor of The City of San Diego, California.

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

By , Deputy.

Office of the City Clerk, San Diego, California

Resolution R-279172 Adopted DEC 10 1991  
 Number.....