

(R-92-994)

RESOLUTION NUMBER R-279173

ADOPTED ON DECEMBER 10, 1991

WHEREAS, on November 14 1991, the Planning Commission voted unanimously to recommend approval of Coastal Development Permit ("CDP") 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 Coastal Development Permit No. 89-1391:

1. The proposed development will not encroach upon any existing physical accessway legally utilized by the public or any

proposed public accessway identified in an adopted Local Coastal Program ("LCP") land use plan; nor will it obstruct views to and along the ocean and other scenic coastal areas from public vantage points. The project site is currently vacant and flat. It is located approximately one mile from the International boundary and quite a distance from the Pacific Ocean. The project, as proposed, will not obstruct views to any scenic coastal areas. There are no legally utilized physical accessways existing on the site.

2. The proposed development will not adversely affect marine resources, environmentally sensitive areas, or archeological or paleontological resources. Conditions have been included in the map and the planned residential development ("PRD") requiring a qualified archeologist to be present and monitor grading activities during the grading and trenching of the northern third of the project site.

3. The proposed development will not adversely affect recreational or visitor-serving facilities or coastal scenic resources. The proposed project will be obtaining and dedicating land for the expansion of the adjacent Larsen Field Recreation Field. The International Border is the only nearby visitor-serving facility which this project will not affect.

4. The proposed development will minimize alterations of natural landforms and will not result in undue risks from geologic and erosional forces or flood and fire hazards. The

existing site will be raised five feet in order to elevate the project site above the current elevation. Specific mitigation measures have been included in the permit to minimize impacts from runoff and erosion of loose fill material during the construction period. Additionally, conditions have been included in the permit to alleviate effects associated with liquefaction.

5. The proposed development will be visually compatible with the character of surrounding areas, and where feasible, will restore and enhance visual quality in visually degraded areas. The existing project site is flat and unimproved and can be seen frequently as a large truck parking yard. The proposed project can only enhance what currently exists. The design of the project will incorporate spanish and mediterranean features from the nearby community. Revegetation will occur in the wetland buffer area to restore the currently degraded area.


6. The proposed development will conform with the General Plan, the Local Coastal Program, and any other applicable adopted plans and programs. The proposed project conforms to all applicable adopted plans and programs including the San Diego Municipal Code.

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 Coastal 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-92-995
Form=r.permit

COASTAL DEVELOPMENT PERMIT/SENSITIVE COASTAL
RESOURCE PERMIT NO. 89-1391
CORAL GATE

CITY COUNCIL

This coastal development permit is granted by the City Council of the City of San Diego to SDCG ASSOCIATES, L.P., a California partnership, Owner/Permittee, pursuant to Section 105.0201 of the Municipal Code of the City of San Diego.

1. Permission is hereby granted to Owner/Permittee to construct a Coastal Development located east of Dairy Mart Road and north of Tijuana Ext., 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, in the A1-1 and A1-10 zones.
2. The facility shall consist of the following:
 - a. 444 detached single family residences;
 - b. Off-street parking;
 - c. Incidental accessory uses as may be determined by the Planning Director; and
 - 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 including 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, and planned residential development ("PRD") 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.
4. Not fewer than 888 off-street parking spaces shall be maintained on the property in the location shown on Exhibit "A," dated December 10, 1991, on file in the office of the Planning Department. Parking spaces shall comply with Chapter X, Article 1, Division 8 of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking space dimensions shall conform to

zoning ordinance standards. Parking areas shall be clearly marked at all times. Landscaping located in any parking area shall be permanently maintained and not converted for any other use.

5. No permit shall be granted nor shall any activity authorized by this permit be conducted on the premises until:
 - a. The Permittee signs and returns the permit to the Planning Department; and
 - b. The coastal development permit is recorded in the Office of the County Recorder.
6. Before issuance of any building permits, complete grading and working drawings shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated December 10, 1991, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.
7. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The Plans shall be in substantial conformity to Exhibit "A," dated December 10, 1991, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended and is to be maintained in a disease, weed and litter free condition at all times.
8. The property included within this coastal 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.
9. This coastal development permit may be cancelled or revoked if there is a material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by the City of San Diego or Permittee.
10. This coastal development permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.
11. The use of texture or enhanced paving shall be permitted only with the approval of the City Engineer and Planning Director, and shall meet standards of these departments as

to location, noise and friction values, and any other applicable criteria.

12. This coastal development 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 as set forth in Section 105.0216 of the Municipal Code.
13. This coastal development permit incorporates the planned residential development, the rezone, and the sensitive coastal resource permit. The PRD, rezone, and SCR permits shall not be valid until the coastal development permit becomes effective.
14. 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, Resolution Nos. 279173 and 279174.

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-279173**
Number Adopted **DEC 10 1991**

DEC 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"/>
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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.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By  Deputy.

Office of the City Clerk, San Diego, California

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