

(R-92-995)

RESOLUTION NUMBER R-279174

ADOPTED ON DECEMBER 10, 1991

WHEREAS, on November 14, 1991, the Planning Commission voted unanimously to recommend approval of Sensitive Coastal Development ("SCD") 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 13-20, 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 Sensitive Coastal Development Permit No. 89-1391:

1. The proposed development will be sited, designed, and constructed to minimize, if not preclude, adverse impacts upon

sensitive coastal resources and environmentally sensitive areas. The project, as proposed, will not directly impact environmentally sensitive areas such as wetlands or wetland buffers. Lot 453 contains less than one acre of wetlands and wetland buffer area, all of which will be offered to the City as open space. There is an additional sliver of wetland buffer located at the northeastern corner of the project site which is included in the variable wetland buffer area identified on the site plan as lot 450. This area is also proposed to be offered to the City as open space. Both wetland buffer sites maintain a 100 foot setback.

2. 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 community 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 site.

3. The proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces or flood and fire hazards. The existing site will be raised 5 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 potential effects associated with liquefaction.

4. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. Shoreline protective works will be designed to be the minimum necessary to adequately protect existing principal structures, to reduce beach consumption and to minimize shoreline encroachment. The project site is not located adjacent to public beaches or shorelines.

5. The proposed development will not adversely affect the General Plan, the Local Coastal Program, or any other applicable adopted plans and programs. The proposed project conforms to all applicable adopted plans and programs including the 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 Sensitive 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.





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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 C. ABDELNOUR**.....  
City Clerk of The City of San Diego, California.

By.....*[Signature]*....., Deputy.

Office of the City Clerk, San Diego, California

Resolution **R-279174** Adopted **DEC 10 1991**  
 Number.....