

(R-92-1145)

RESOLUTION NUMBER R-279257

ADOPTED ON JANUARY 7, 1992

WHEREAS, Joseph N. Beecroft, et al., appealed the decision of the Planning Commission in granting Carmel Valley Planned District Development Plan Permit No. 90-0856 for the El Camino Real Homes project submitted by the Housing Authority of The City of San Diego/San Diego Housing Commission, Public Agency, Owner/Permittee, for the construction of 45 low-income housing units on a former Baptist Church site, located at 12655 El Camino Real, on the east side of El Camino Real, approximately 600 feet south of Townsgate Drive and described as a portion of the northwest quarter of the northeast corner of Lot 1 of Section 19, Township 17 South, Range 3 West, SBM, in the Carmel Valley (formerly known as North City West) Community Plan area, in the SP (Institutional Land Use) zone; and

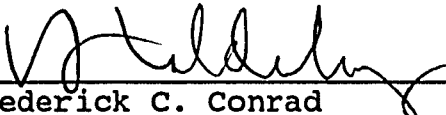
WHEREAS, the matter was set for public hearing on January 7, 1992, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that this Council adopts the following finding with respect to Carmel Valley Planned District Development Plan Permit No. 90-0856: that the proposed development plan is consistent with the Carmel Valley Neighborhood 9 Precise Plan and the SP

zone as set forth in Planning Report No. P-92-008 dated December 31, 1991, a copy of the planning report is incorporated herein by this reference.

BE IT FURTHER RESOLVED, that the appeal of Joseph N. Beecroft, et al., is denied; the decision of the Planning Commission is sustained; and Carmel Valley Planned District Development Plan Permit No. 90-0856 is hereby granted to the Housing Authority of The City of San Diego/San Diego Housing Commission, Public Agency, Owner/Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By   
for Frederick C. Conrad  
Chief Deputy City Attorney

FCC:lc  
03/10/92  
Or.Dept:Clerk  
R-92-1145  
Form=r.permit

CARMEL VALLEY PLANNED DISTRICT  
DEVELOPMENT PLAN PERMIT NO. 90-0856  
EL CAMINO REAL HOMES

CITY COUNCIL

This planned district development plan permit is granted by the Council of The City of San Diego to the HOUSING AUTHORITY OF THE CITY OF SAN DIEGO/SAN DIEGO HOUSING COMMISSION, PUBLIC AGENCY, 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, El Camino Real Homes, located at 12655 El Camino Real in the SP Zone. The project site is legally described as a portion of the northwest quarter of the northeast corner of Lot 1 of Section 19, Township 14 South, Range 3 West, SBM, in the Carmel Valley Community Plan area.
2. The planned district development plan project (the "Project") shall include the total of the following facilities:
  - a. Forty-five (45) low-income housing units with a mix of three, four and five bedroom, two-story town houses.
  - b. A minimum of eighty-two (82) off-street parking spaces.
  - c. Incidental accessory uses as may be determined and approved by the Planning Director.
  - d. Approximately 5,000 square feet of on site recreational land.
3. 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 January 7, 1992 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.

4. The construction and continued use of this permit shall be subject to the regulations of this or other governmental agencies.
5. Eighty-two (82) total parking spaces shall be provided (at a ratio of 1.4 and 1.3 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&Rs. Each space shall be maintained on the subject property in the approximate location as shown on Exhibit "A," dated January 7, 1992. Parking spaces and aisles shall conform to Planning Department standards. No charge shall be made at any time for use of these off-street parking spaces.
6. 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 right-of-ways within or adjacent to the project shall require either a license or franchise with the City prior to such installation.
7. 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.
8. No manufactured slope shall be steeper than a ratio of two to one.
9. Any rental office or temporary rental signs advertising the complex shall be approved by the Planning Director and shall be consistent with the criteria established by the Carmel Valley sign criteria.
10. 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.
11. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.
12. The effective date of this permit shall be the date of final action by the City Council.
13. No development shall commence, nor shall any permit for construction be issued, until the Permittee signs and returns the permit to the Planning Department.

14. 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.
15. 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.
16. This planned district development 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.
17. 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.
18. 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.
19. The Permittee/Applicant shall comply with all requirements of the Uniform Building Code (UBC) and secure all necessary building permits prior to construction.
20. Prior to the issuance of any building permits, the applicant shall dedicate additional right-of-way on El Camino Real to allow for a half-width of 61 feet, satisfactory to the City Engineer.
21. Access to this development shall be by unnamed, private driveways, satisfactory to the City Engineer. The applicant shall provide a standard City driveway, satisfactory to the City Engineer; curb returns are not allowed.
22. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the installation of curb, gutter, and a five-foot-wide sidewalk adjacent to this property, satisfactory to the City Engineer.
23. The developer shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer.

24. Prior to the issuance of any building permits, the number of EDU's in this development must be added to the total for North City West. If the total number of EDU's in North City West exceeds 9,000, then this development is subject to the construction and operational acceptance of the 30-inch water line from the Del Mar Heights Pipeline to the Miramar Pipeline.
25. This development is in a community plan area designated in the General Plan as Planned Urbanizing or Future Urbanizing. As such, special financing plans have been, or will be, established to finance the public facilities required for the community plan area.

Therefore, in connection with approval of the building permits, the developer shall comply with the provisions of the financing plan then in effect for this community plan area, in a manner satisfactory to the City Engineer. This compliance shall be achieved by entering into an agreement for the payment of the assessment, paying a Facilities Benefit Assessment (FBA) or such other means as may have been established by the City Council.

26. This development is within the Carmel Valley Community, for which a Transportation Phasing Plan has been incorporated in the Public Facilities Financing Plan. Contained within this plan are individual traffic facility improvements. Before predetermined thresholds of development may be exceeded, the City Engineer must be satisfied that these improvements are either:
  - a. Completed;
  - b. Under contract;
  - c. Bonded;
  - d. Scheduled and funded for construction in the immediate fiscal year of the City's Capital Improvement Program (CIP); or
  - e. Scheduled and funded for construction in the immediate fiscal year of the State Transportation Improvement Program (STIP).

The developer is advised that issuance of building permits may be limited or otherwise withheld because of unsatisfied thresholds in the phasing plan. The approval of the Resource Protection Ordinance (RPO) permit does not guarantee that building permits will be issued for properties within the development area. A copy of the North City West Public Facilities Financing Plan may be viewed or purchased at the office of the Facilities Financing Division.

27. Prior to issuance of building permits, the developer shall demonstrate compliance with the Carmel Valley School Facilities Master Plan. Compliance may be evidence through either of the following methods: (a) by otherwise demonstrating the availability of school facilities to accommodate residents of the development; or (b) by participating in the "School Deposit Procedure: Alternative, as Provided in the Master Plan." A development agreement may be required, as provided in the North City West School Facilities Master Plan to implement the deposit procedure.
28. Prior to the issuance of any building permits, the applicant shall comply with any development agreements applicable to this property, satisfactory to the City Engineer.
29. The San Diego Housing Commission shall acquire a 1.04 acres of southern mixed chaparral habitat and dedicate it as permanent open space.
30. The Housing Commission shall provide written documentation that the property acquisition and open spaced dedication have been accomplished prior to building permits.
31. Noise walls, street trees, decorative pavements and other public right-of-way improvements shown on Exhibit "A," dated January 7, 1992, shall be permitted by an Encroachment Permit obtained from the City Engineer.
32. 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 January 7, 1992, by Resolution No. R-279257.





Passed and adopted by the Council of The City of San Diego on.....**JAN 07 1992**  
 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 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"/>
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 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:

(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.....*Mary Cepeda*.....Deputy.

Office of the City Clerk, San Diego, California

Resolution Number **R-279257** Adopted **JAN 07 1992**