

(R-93-799)

RESOLUTION NUMBER R-280833

ADOPTED ON OCTOBER 6, 1992

WHEREAS, San Diego Bond - MBM Associates, Ltd., and Burkett & Wong filed an application for a three-parcel tentative subdivision map for property located north of Camino de la Reina between Mission Center Road and Highway 163, and described as Lot 3 of MBM West, Map No. 12358, in the Mission Valley Community Plan area, in the MV-M/SP zone; and

WHEREAS, the matter was set for public hearing on October 6, 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 findings with respect to Tentative Map No. 90-0900:

1. The map proposes the subdivision of a 12.896-acre site into three lots for residential development along with amendments to the First San Diego River Improvement Program ("FSDRIP") Specific Plan and the development, to allow for residential use on this site. This type of development is consistent with the General Plan and the Mission Valley Community Plan and the (FSDRIP) Specific Plan, which will designate the area for residential use. The proposed map will retain the community's character by encouraging 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/development regulations of the MV-M/SP 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 Mission Valley Planned Development (MVP) permit.

b. All lots meet the minimum dimension requirements of the MV-M/SP zone, only as allowed under a MVP.

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 MVP.

d. Development of the site is controlled by Mission Valley Planned Development Permit No. 90-0900.

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 are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of Environmental Impact Report No. 90-0900, which is included herein by this reference. However, a finding has been made pursuant to Public Resources Code section 21081(c) that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the Environmental Impact Report.

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

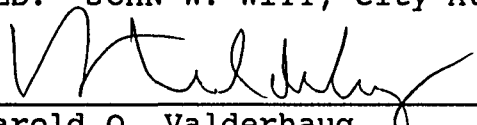
met since residential development has been planned for the area and public services programmed for installation, as determined by the City Engineer, in accordance with financing and environmental policies of the City Council.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that Tentative Map No. 90-0900 is hereby granted to San Diego Bond - MBM Associates, Ltd., and Burkett & Wong, subject to the conditions attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By



Harold O. Valderhaug
Chief Deputy City Attorney

HOV:lc
12/04/92
Or.Dept:Clerk
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CITY COUNCIL CONDITIONS FOR
TENTATIVE MAP NO. 90-0900

1. This tentative map will expire three years after approval of the amendment to the FSDRIP Specific Plan by the City Council.
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. The subdivider must provide a geological report on the subject property to discover and address potential geological hazards. The report must be prepared in accordance with the most recent edition of the City of San Diego "Technical Guidelines for Geotechnical Reports." All slopes shall be constructed in accordance with the provisions of San Diego Municipal Code Section 62.0410 et seq.
7. 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.
8. Camino de la Reina is classified as a four-lane major street, within a 98-foot-wide right-of-way, and a 102-foot-wide right-of-way for dual-left-turn lanes. These improvements are shown on Drawing 24513-D.
9. Prior to recordation of the final map, the subdivider shall provide reciprocal access, satisfactory to the City Engineer.
10. A portion of this subdivision has been identified as being within a floodway or floodplain fringe area. In connection with Council approval of the final map:
 - a. Any development within the floodplain fringe area will require either the property to be graded to an elevation two feet above the 100-year frequency flood elevation or provide floodproofing of all structures to that same elevation.
 - b. The developer shall denote on the final map and the improvement plans "Subject to Inundation" for those areas at an elevation lower than the 100-year frequency flood elevation plus one foot.
11. Water Requirements:
 - a. The developer shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer.
 - b. The developer shall provide a water study, satisfactory to the Water Utilities Director. The study must evaluate the impact of this development on the existing water system.
 - c. The developer shall install all facilities, as required by the approved water study.

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12. Sewer Requirements:

- a. The developer shall install a system of gravity sewer mains of adequate capacity to serve this development.
- b. The developer shall provide calculations, satisfactory to the Water Utilities Director, to show that the size and grade of the sewer will provide adequate capacity and cleansing velocities.

13. Water and Sewer Requirements:

- a. Prior to the issuance of any building permits, all common areas and/or open spaces that require irrigation shall be irrigated with reclaimed water, as specified in City Council Ordinance O-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 with 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 water service and avoid any cross connections between the two systems.
- b. If on-site water and sewer mains are to be public, and if it is a gated community, the Water Utilities Systems Division shall have keyed access, satisfactory to the Water Utilities Director. The City will not be held responsible for any issues that may arise relative to the availability of keys.
- c. The developer shall provide evidence, satisfactory to the Water Utilities Director, showing that each parcel will have its own water service and sewer lateral.
- 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 unit. The developer shall provide private easements for the private mains or show easement locations in the CC&R's.
- e. Providing water and sewer for this subdivision is dependent upon the prior construction of certain water and sewer mains in previously approved TM 87-1007. If they have not been constructed when required for this subdivision, then the construction of certain portions of these previously approved water and sewer mains, as required by the City Engineer, will become off-site improvements required for this subdivision.

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14. Prior to commencing construction, the subdivider shall install a reinforced, six-foot, chain-link fence along the southern edge of the First San Diego River Improvement Project (FSDRIP) sidewalk, from the fire lane on the west side of Phase IV to the stairway on the east and from the western end of Phase III to Mission Center Road on the east. No construction related activity is to be allowed on sidewalks or the adjacent northern buffer. Any damage to FSDRIP amenities is to be repaired by the developer at his cost.
15. The subdivider shall provide the requisite setback from the floodway, in accordance with the FSDRIP Specific Plan for all buildings and structures, such as balconies, above and below ground to allow for tree plantings on the southern side of the FSDRIP walkway. Tree plantings are to be compatible with those found within FSDRIP buffers, mostly native oaks and sycamores.
16. The developer shall provide ornamental landscaping and irrigation to the southern sidewalk edge and the long-term maintenance thereof. Ornamental plantings should be compatible with those specified by the FSDRIP biological consultant. The developer will procure and install, at his expense, FSDRIP plants originally intended for these areas. Plant placement is to be determined by the biological consultant and the Park & Recreation Department Open Space Division.
17. Access from the rear of any units facing FSDRIP is to be prevented; only a few limited entry points, between buildings, will be allowed.
18. To inhibit entry of small cars and motorbikes to the FSDRIP walkway, the developer shall install additional bollards at the north end of the fire lane adjacent to the west end of Phase IV. A gated fire lane entrance on Camino de la Reina, for owners and emergency vehicles, is also recommended.

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Passed and adopted by the Council of The City of San Diego on.....
by the following vote:

OCT 06 1992

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Bhanda R. Barnes, Deputy.

Office of the City Clerk, San Diego, California

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