

(R-93-1173)

RESOLUTION NUMBER R-281339

ADOPTED ON JANUARY 12, 1993

WHEREAS, on October 15, 1992, the Planning Commission recommended approval of Tentative Map No. 88-0565 submitted by Douglas Allred and Safino Butcher and Ormonde, Inc., for a five-lot subdivision (Allred-Collins Business and Industrial Park East) for the development of up to 370,300 square feet of light industrial, professional office and accessory commercial uses, located on the west side of Convoy Street between State Route 52 and Copley Park Place and is further described as a portion of Lot 78, Rancho Mission of San Diego, Map No. 348, in the Serra Mesa Community Plan area, in the M-1B zone (proposed M-1A/M-1B); and

WHEREAS, the matter was set for public hearing on January 12, 1993, 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. 88-0565:

1. The map proposes the subdivision of a 22.2-acre site into five parcels for industrial development. This type of

development is consistent with the General Plan and the Kearny Mesa Community Plan which designate the area for industrial 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 M-1A and M-1B zones in that:

a. All lots have minimum frontage on a dedicated street which is open to and usable by vehicular traffic, as allowed under a Planned Industrial Development (PID) permit.

b. All lots meet the minimum dimension requirements of the M-1A and M-1B zones, as allowed under a PID.

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, as allowed under a PID.

d. Development of the site is controlled by Planned Industrial Development Permit No. 88-0565.

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 industrial 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 industrial uses.

6. The design of the subdivision and the proposed improvements are 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. 88-0565 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.

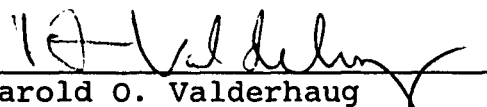
7. The design of the subdivision and the type of improvements will not likely cause serious public health problems inasmuch as needed public services and facilities are available or required by condition of this map to provide for water and sewage facilities, as well as other related public services.

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.

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 Tentative Map No. 88-0565 is hereby granted to Douglas Allred and Safino Butcher and Ormonde, Inc., 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
03/18/93
Or.Dept:Clerk
R-93-1173
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CITY COUNCIL CONDITIONS FOR
TENTATIVE MAP NO. 88-0565

1. This tentative map will expire three January 12, 1996.
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. Prior to recordation of the final map, the subdivider shall dedicate additional right-of-way on Convoy Street to allow for a half-width of 66 feet to accommodate dual-left-turn lanes from southbound to eastbound and provide the necessary improvements, satisfactory to the City Engineer.
9. Prior to recordation of the final map, the subdivider shall dedicate additional right-of-way on Copley Park Place to allow for a half-width of 51 feet to accommodate dual-left-turn lanes from eastbound to northbound and provide the necessary improvements, satisfactory to the City Engineer.
10. Prior to recordation of the final map, the subdivider shall dedicate additional right-of-way to allow for a 20-foot right-of-way radius for the northwest corner of Convoy Street and Copley Park Place, satisfactory to the City Engineer.
11. Prior to recordation of the final map, the subdivider shall dedicate additional right-of-way on Convoy Street on the west side between Convoy Court and Copley Park Place to allow for additional turn lanes as needed, satisfactory to the City Engineer.
12. The subdivider shall provide approved traffic studies for this development, satisfactory to the City Engineer.
13. The subdivider shall install all facilities recommended in the approved traffic studies for the Allred-Collins Business Park, satisfactory to the City Engineer. The phasing of these facilities shall be determined by the City Engineer.
14. The subdivider shall provide a traffic signal system at the intersection of Convoy Street and Copley Park Place, satisfactory to the City Engineer.

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15. The drainage system proposed for this subdivision, as shown on the approved tentative map, is subject to approval by the City Engineer.
16. Water Requirements:
 - a. The developer shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer.
 - b. The developer shall install all necessary facilities as required in the approved "Water System Analysis for the Allred-Collins Development," by Boyle Engineering, dated October 1989, with City comments dated November 8, 1989, satisfactory to the Water Utilities Director.
17. Sewer Requirements:
 - a. The subdivider 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. The study shall also cover the Kearny Mesa Trunk Sewer.
 - b. The subdivider shall install all facilities as required by the approved sewer study.
18. Water and Sewer Requirements:
 - a. The developer shall provide evidence, satisfactory to the Water Utilities Director, showing that each lot will have its own water service and sewer lateral.
 - b. 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 subdivider 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 water service and avoid any cross connections between the two systems.

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19. The subdivider shall provide sidewalks on all streets, in conformance to City and Federal standards, satisfactory to the City Engineer. The sidewalks outside of the street right-of-way shall be within a pedestrian and non-motor-vehicular right-of-way.
20. Prior to the issuance of any building permits, the subdivider shall provide a Transportation Demand Management Plan, satisfactory to the City Engineer.
21. The final map shall conform to the provisions of Planned Industrial Development (PID) Permit No. 88-0565.
22. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
23. This subdivision 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 Council approval of the final map, the subdivider 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.

24. This subdivision 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.
25. This community may be subject to impact fees, as established by the City Council, at the time of issuance of building permits. Development on any property within this map shall pay the fees as set by the City Council and in effect in the community at the time of building permit issuance. Fees will be paid at the time the building permit is issued.

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JAN 12 1993

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"/>
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"/>
District 8 - VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Susan Golding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

SUSAN GOLDING
Mayor of The City of San Diego, California.

(Seal)

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

By Blonda B. Bunsel Deputy.

Office of the City Clerk, San Diego, California

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