

(R-94-503)

RESOLUTION NUMBER R-282642

ADOPTED ON SEPTEMBER 14, 1993

WHEREAS, on June 24, 1993, the Planning Commission recommended approval of Planned Industrial Development/Resource Protection Ordinance ("PID/RPO") Permit No. 89-0508 submitted by Golden Triangle Partners, a general partnership, Owner, and So Cal Development, a California corporation, Permittee, for the development of a two-story, 48,744-square-foot scientific research office building, located southeasterly of Nobel Drive and Shoreline Drive, west of Interstate 805, and described Lots 6 and 7 Towne Centre Apartments, Map No. 11505 (Lots 1, 2 and 3 of pending Tentative Map No. 89-0508), portions of Pueblo Lots 1277 and 1304, Resolution No. 6079, in the University Community Plan area, in the R1-5000 (proposed SR) zone; and

WHEREAS, on June 24, 1993, the Planning Commission recommended approval of Planned Residential Development ("PRD") Permit No. 89-0508 amending PRD No. 84-0223 submitted by UTC Partners, a California corporation, Owner, and So Cal Development, a California corporation, Permittee, to gain access to the research office site through a portion of the existing Towne Centre Apartments project site, located south of a future extension for Nobel Drive between Interstate 805 and Genesee Avenue, and described as Lots 1 through 6, Map No. 11505 (Lot 6 is pending reconfiguration as Lot 2 of Tentative Map No. 89-0508), in the University Community Plan area, in the R1-5000 (proposed SR) zone; and

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WHEREAS, the matter was set for public hearing on September 14, 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 Planned Industrial Development/Resource Protection Ordinance Permit No. 89-0508:

1. Planned Industrial Development Findings

a. The proposed use will fulfill an individual and/or community need and will not adversely affect the General Plan or the community plan. The office research project site is designated for scientific research use by the General Plan and the University Community Plan.

b. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety, and general welfare of persons residing or working in the area and will not adversely affect other property in the vicinity. The project has been redesigned in an effort to reduce the use of retaining walls along the south edge of the project site in an effort to achieve a better fit to the natural topography. Under the circumstances the access road takes the less destructive path to the site.

c. The proposed use will comply with the relevant regulations in the Municipal Code. The office/research building will be of new construction and meet all SR Zone

and Uniform Building Code Development requirements.

2. Resource Protection Ordinance Findings

a. The proposed development will be sited, designed, and constructed to minimize, if not preclude, adverse impacts upon sensitive natural resources and environmentally sensitive areas. The proposed access road design for this project is the most sensitive design alternative based on the study of the EIR.

b. The proposed development will be sited and designed to prevent adverse impacts to environmentally sensitive habitats and resources located in adjacent parks and recreation areas and will provide adequate buffer areas to protect such resources. The building form and site grading have been revised to be more sensitive to the open space park to the south.

c. The proposed development will minimize the alterations of natural landforms and will not result in undue risks from geological and erosional forces and/or flood and fire hazards. The proposed building form steps down the natural slope of the site and the site is not in a high flood or fire hazard area.

d. 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 proposed building and access road have been designed to reduce the amount of grading and scouring. The landscape plan proposes substantial landscape

buffers to the south and west sides of the project.

e. The proposed development will conform with the City of San Diego's *Progress Guide and General Plan*, the Community Plan, the Local Coastal Program, or any other applicable adopted plans and programs. The proposed scientific research building conforms to the General Plan and University Community Plan designation of scientific research land use. The site is not located within the Coastal Zone or within an adopted Local Coastal Program.

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

BE IT FURTHER RESOLVED, that this Council adopts the following findings with respect to Planned Residential Development Permit No. 89-0508 amending PRD No. 84-0223:

a. The proposed use will fulfill an individual and/or community need and will not adversely affect the General Plan or the community plan. The proposed amendment is only to accommodate an access road to the adjacent vacant SR zoned parcel in an effort to protect environmental resources located to the north of this project.

b. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety, and general welfare of persons residing or working in the area and will not adversely affect other property in the vicinity. The redesign will still maintain the required off street parking, open space and recreation facilities. Usable open space is only being reduced by 0.19 acre.


c. The proposed use will comply with the relevant regulations in the Municipal Code. The redesigned project will meet all R1-5000 and PRD requirements, except for the reduction in usable open space of 0.19 acre.

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 to approve Planned Industrial Development/ Resource Protection Ordinance Permit No. 89-0508 is sustained and the permit is hereby granted to Golden Triangle Partners, Owner, and So Cal Development, Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission to approve Planned Residential Development Permit No. 89-0508 amending PRD No. 84-0223 is sustained and the permit is hereby granted to UTC Partners, Owner, and So Cal Development, 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   
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Harold O. Valderhaug  
Chief Deputy City Attorney

HOV:lc  
10/25/93  
Or.Dept:Clerk  
R-94-503  
Form=r.permit

PLANNED INDUSTRIAL DEVELOPMENT/RESOURCE PROTECTION  
ORDINANCE PERMIT NO. 89-0508

GOLDEN TRIANGLE BUSINESS CENTER

CITY COUNCIL

This Planned Industrial Development/Resource Protection Ordinance Permit is granted by the Council of The City of San Diego to GOLDEN TRIANGLE PARTNERS, a general partnership, Owner, and SO CAL DEVELOPMENT, a California corporation, Permittee, pursuant to San Diego Municipal Code sections 101.0920 and 101.0462.

1. Permission is hereby granted to Owner/Permittee to construct a Planned Industrial Development/Resource Protection Ordinance Permit located southeasterly of Nobel Drive and Shoreline Drive west of Interstate 805 freeway, described as Lots 6 and 7 Towne Centre Apartments, Map No. 11505 (pending Tentative Map No. 89-0508, Lots 1, 2, and 3), portions of Pueblo Lots 1277 and 1304, Resolution No. 6079, within the University Community Planning area and the R1-5000 Zone to be rezoned to SR Zone.
2. The facility shall consist of the following:
  - a. One, two-story scientific research office building totaling 48,744 square feet of floor area;
  - b. Landscaping;
  - c. Off-street parking; and
  - d. Incidental accessory uses as may be determined and approved by the Planning Director.
3. Prior to the issuance of any building permits, a final subdivision map 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 97 off-street parking spaces (1 to 500 ratio) shall be maintained on the property in the approximate location shown on Exhibit "A," dated September 14, 1993, on file in the office of the Planning Department. Parking spaces shall be consistent with San Diego Municipal Code Chapter X, Article 1, Division 8, and shall be permanently maintained and not converted for any other use. Parking spaces and aisles shall conform to Planning Department 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 for construction of any facility 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;
  - b. The Planned Industrial Development/Resource Protection Ordinance Permit is recorded in the office of the County Recorder.
6. Before issuance of any building permits, complete grading and building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit A," dated September 14, 1993, on file in the office of the Planning Department. No changes, modifications or alterations shall be made unless appropriate application 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 September 14, 1993, on file in the office of the Planning Department.
8. 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.
9. All outdoor lighting shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located.
10. The effective date of this permit shall be the date of final action following all appeal dates and proceedings or the effective date of a concurrent rezoning case. The 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 by the Planning Director, as set forth in San Diego Municipal Code section 101.0920(K). Any such extension of time must meet all the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the Planning Director.
11. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.



12. After establishment of the project, the property shall not be used for any other purposes unless:
  - a. Authorized by the Planning Director; or
  - b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or
  - c. The permit has been revoked by the City.
13. The property included within this Planned Industrial Development/Resource Protection Ordinance Permit 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.
14. This Planned Industrial Development/Resource Protection Ordinance Permit may be canceled 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.
15. This Planned Industrial Development/Resource Protection 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.
16. All signs requested and proposed for this project shall conform to Citywide sign regulations and be administered by the Sign Code Administration Division of the Planning Department.
17. 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.
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. Prior to recordation of any final map or issuance of a grading or pre-grading permit for any portion of the project site, proof of an incidental take permit under Section 7 or Section 10a of the Endangered Species Act relative to the California gnatcatcher shall be provided to the Principal Planner of the Planning Department Environmental Analysis Section. If such permit is not required, written verification to that effect from the U.S. Fish and Wildlife

Service shall be provided. Any project redesign required in obtaining a Section 7 or 10a permit, will require reconsideration by the appropriate City decision-making body.

20. All mitigation measures listed in the Environmental Impact Report DEP No. 89-0508 of March 12, 1993, are incorporated as conditions within this permit by reference.

I. Landform Alteration/Visual Quality

- A. The existing topography, Towne Centre Apartments and the proposed building would partially screen the access road cut and retaining wall located along the northern property line. The proposed manufactured slopes shall be contour graded to blend naturally with the adjacent topography. Proposed landscaping with street trees and plantings in front of the crib walls would enable the reduction of visual quality impacts associated with landform alteration to a level less than significant.
- B. The proposed building and manufactured slopes would be highly visible from the Rose Canyon Open Space System and residences located on the mesa top to the south. The building and pad grading shall be screened by substantial landscaping. The east-facing slope shall be contour graded and planted with landscaping to soften its visual appearance. Implementation of the contour grading and the proposed landscape program would reduce visual quality impacts attributable to project implementation to below a significant level.

II. Biology

- A. Mitigation is required for the loss of 0.50 acres of on-site, and 0.02 acres of off-site Diegan sage scrub (moderate quality), and the 0.30 acres of off-site Diegan sage scrub (fair to poor quality). Potential mitigation plan include enhancement of land in the region with Diegan Sage Scrub already present but degraded, or purchase and dedication as open space of land containing Diegan sage scrub. Because the Diegan sage scrub being disturbed could be considered habitat for the California gnatcatcher, a 2:1 off-site replacement ratio for the Diegan sage scrub is necessary. Approximately 1.31 acres of Diegan sage scrub would need to be acquired. (Note: a 0.8 habitat value factor was utilized in determining the acreage to be acquired.)
- B. The project applicant would be required and preserve an off-site area. Criteria for the selection of an off-site mitigation area are:

1. The quality of the habitat would be equal to, or better than the habitat quality of the project site; and
  2. The off-site area is not already protected by land use restrictions, such as an open space easement.
- C. The mitigation program for the off-site habitat would consist of the following action by the applicant:
1. As a condition of the Tentative Map and prior to the recordation of the Final Map, the applicant shall identify and purchase a mitigation site that is reviewed and approved by the Principal Planner, of EAS. The site shall be acquired by the applicant and a Negative Open Space Easement shall be recorded over the area containing the habitat. The easement shall provide that the use of the property would be limited to activities compatible with the preservation of the sensitive biological resources. The property owner shall be responsible for long-term maintenance of the easement.
  2. The applicant shall provide fee title as proof that the property has been purchased prior to obtaining land development permits.
  3. Prior to recordation of any final map or issuance of a grading or pre-grading permit for any portion of the project site, proof of an "incidental take" permit under Section 7 or Section 10a of the Federal Endangered Species Act relative to the California gnatcatcher shall be provided to the Principal Planner of the Environmental Analysis Section. If such permit is not required, written verification to that effect from the U.S. Fish and Wildlife Service shall be provided.
  4. The issuance of this permit by the City of San Diego does not authorize the applicant for said permit to violate any federal, state or city laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendment thereto (16 U.S.C. Section 1531 et seq.)

### III. Drainage and Hydrology

- A. An 18-inch drain and catch basins have been included in the drainage plan to collect runoff from the site. The drainage shall be discharged through rip-rap energy dissipators to minimize erosion. A rip-rap energy dissipator shall also be installed at the terminus of

the drainage pipes that would carry runoff from the area north of the project site to Rose Canyon.

- B. The grading plan shall incorporate a maintenance program for erosion and runoff control measures which shall be approved by the City Engineer. The erosion and runoff control measures shall be designed and bonded prior to recordation of the final map; erosion control measures shall be implemented prior to acceptance of the grading plan and public improvements by the City. The project applicant shall be responsible for the specified maintenance program and shall maintain records of the maintenance.
- C. Sediment basins, desilting basins, or silt traps shall be installed in conjunction with the initial grading operations and maintained through the development process, as well as during the operation period, as necessary, to remove sediment from runoff waters draining from the land undergoing development.
- D. The above measures shall be noted on grading plans. Prior to the issuance of grading permits, the EAS shall review plans to ensure the measures have been provided. The applicant shall retain a soils engineer to monitor the grading, construction, installation of runoff control devices, and revegetation of the project and submit in writing to the City Engineer and EAS certification that the project has complied with the required notes on the grading plans addressing erosion/runoff controls. Implementation of these measures would reduce the impact of runoff the erosion on Rose Creek to a level less than significant.
- E. To reduce short-term quality impacts, pollution control devices, including rip-rap energy dissipators, shall be installed to intercept flow before discharge into the natural drainage system to the extent determined feasible by the City Engineer. In addition, such practices as adequate drainage provisions, restorative measures for revegetation and slope stabilization shall be implemented to further reduce impacts.

The EAS and Engineering and Development Department shall review the plans to ensure the measures have been designed to the satisfaction for the City Engineer. The applicant shall notify the EAS upon installation of the pollution control devices.

Implementation of these improvements shall be incorporated into the project as conditions of the Tentative Map.

#### IV. Paleontology

The following mitigation plan shall be a condition of the tentative map and would reduce the potentially significant impacts to paleontological resources:

- A. Grading plans and schedule of actual development shall be provided to a qualified paleontologist;
- B. A qualified paleontologist shall be present at any pre-grading meeting to discuss grading plans with the contractors;
- C. During grading, a qualified paleontologist shall be on-site during the original cutting of previously undisturbed sediments of potential fossil-bearing formations.
- D. The paleontologist shall be allowed to temporarily direct or divert grading operations to allow recovery of any fossil remains.
- E. The remains collected from the project site should be deposited in a scientific institution with paleontological collections; and
- F. Prior to issuance of building permits, a brief report describing the results of the above monitoring program (even if negative), shall be submitted to the Principal Planner of the Environmental Analysis Section.

The above measures shall be noted on grading plans. Prior to the issuance of grading permits, the EAS shall review plans to ensure that the measures have been provided.

- 21. The developer shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer.
- 22. Prior to the issuance of any building permits, the applicant shall:
  - a. Ensure that building address numbers are visible and legible from the street [Uniform Fire Code ("UFC") 10.208].
  - b. Show the location of all fire hydrants on the plot plan (UFC 10.301).
  - c. Provide access in conformance with Fire Department Policy A-89-1 (UFC 10.207).
  - d. Post indicator valves, Fire Department connections, and alarm bell are to be located on the address/access side of the structure (UFC 10.301).
- 23. All areas which are off-site and associated with the access road and are shown to be planted with trees, shrubs, ground cover and/or hydroseed mix shall be planted and irrigated in

conformance with the landscape concept plan Exhibit "A," dated September 14, 1993. Ongoing maintenance for all said landscaped areas is the responsibility of the (Owner/Permittee) holder of this permit.

24. Prior to the issuance of a grading permit, a letter from the appropriate property owner permitting grading of their property shall be submitted for all proposed off-site grading.
25. 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.
26. The issuance of this permit by The City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. section 1531 et seq.).

APPROVED by the Council of The City of San Diego on September 14, 1993, by Resolution No. R-282642.



PLANNED RESIDENTIAL DEVELOPMENT ("PRD") PERMIT NO. 89-0508  
AMENDING PRD NO. 84-0223  
TOWNE CENTRE APARTMENTS

CITY COUNCIL

This Planned Residential Development Permit is granted by the Council of The City of San Diego to UTC Partners, a California corporation, Owner, and So Cal Development, a California corporation, Permittee, under the conditions contained in San Diego Municipal Code section 101.0901.

1. Permission is granted to Owner/Permittee to construct a planned residential development described as Lots 1 through 6 of Map No. 11505 (Lot 6 is pending reconfiguration as Lot 2 of Tentative Map No. 89-0508) located south of a future extension for Nobel Drive between Interstate 805 and Genesee Avenue within the University Community, in the R1-5000 zone.
2. The Planned Residential Development Permit shall include the total of the following facilities:
  - a. Two hundred fifty-six multifamily dwelling units;
  - b. Off-street parking;
  - c. Incidental accessory uses as may be determined and approved by the Planning Director.
  - d. Tennis and racquetball courts, two pools, two jacuzzi and two recreation buildings.
3. Prior to the issuance of any building permits, a final subdivision map shall be recorded on the subject property.
4. A positive open space easement, as delineated in Exhibit "A," dated April 25, 1985, and September 14, 1993, and consisting of 15.03 acres adjacent to Rose Canyon, shall not be developed with structures at any time. The ungraded areas are to be maintained with existing natural vegetation. The manufactured slopes are to be replanted with native drought-resistant vegetation as shown on Exhibit "A," and, once established, maintained as natural open space by the homeowners' association. A "Non-building Area" designation shall be granted and shown on said map on all areas not shown for building sites. Such "non-building" areas shall be coupled with the severalty interests of the owners of the dwelling units and shall be maintained as open space.

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5. 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 April 25, 1985, 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.
6. The construction and continued use of this permit shall be subject to the regulations of this or other governmental agencies.
7. Five hundred two (502) total parking spaces shall be provided. Of those spaces, 112 shall be provided for guests. No curb spaces may be included in the calculation. 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 Conditions, Covenants and Restrictions ("CC&Rs"). Each space shall be maintained on the subject property in the approximate location as shown on Exhibit "A," dated April 25, 1985, and September 14, 1993. Parking spaces and aisles shall conform to Planning Department standards. No change shall be made at any time for use of these off-street parking spaces.
8. 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 rights-of-way within or adjacent to the project shall require either a license or franchise with the City prior to such installation.
9. No building additions, including patio covers, shall be permitted unless approved by the homeowners' association and the Planning Director. Patio covers may be permitted only if they are consistent with the architecture of the dwelling unit.
10. No manufactured slope shall be steeper than a ratio of 2:1.
11. The applicant shall post a copy of the approved permit in the sales office for consideration by each prospective buyer.
12. Any sales office or temporary sales signs advertising the subdivision shall be approved by the Planning Director and shall be consistent with the criteria established by the R1-5000 Zone.

13. 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.
  14. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.
  15. The effective date of this permit shall be the date of final action by the Planning Director or the effective date of a concurrent rezoning case. If an appeal is filed, the effective date shall be the date of final action by the Planning Commission or, if appealed, the date of City Council action. The 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 by the Planning Director, as set forth in Section 101.0901 of the Municipal Code. Any such extension of time must meet all the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the Planning Director.
  16. No development shall commence, nor shall any permit for construction be issued, until:
    - a. The Permittee signs and returns the permit to the Planning Department;
    - b. The Planned Residential Development Permit is recorded in the Office of the County Recorder.
- If the signed permit is not received by the Planning Department within 90 days of the decision of the Planning Director, Planning Commission or City Council, the permit shall be void.
17. The property included within this planned residential 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.
  18. This permit may be canceled 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 or Permittee.
  19. This 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.

20. This development shall be constructed prior to sale to individual owners to ensure that all development is consistent with conditions and exhibits submitted to and approved by the Planning Commission.
21. Measures shall be implemented to control drainage from the project site such that the natural drainage system is not significantly altered. Drainage facilities shall be constructed to City standards and shall consist of a subsurface drainage system to accommodate on-site runoff and to transport additional upstream runoff through the property, as well as any other measures which are deemed necessary by the City Engineer to control drainage.
22. A qualified paleontologist shall be present at the pregrade meeting and during grading activities to ensure that any paleontological resources can be salvaged, if determined to be of significant resource value. The consulting paleontologist shall submit a letter to the Deputy Director of the City of San Diego Planning Department, Development and Environmental Planning Division, documenting the results of the field observations. No building permits shall be granted until such documentation is submitted.
23. As required by the subdivision rules of the California Department of Real Estate, the developer shall file a disclosure statement with the Department of Real Estate regarding the proximity of NAS Miramar to the subdivision and the potential for high single-event noise levels from aircraft operations. Through this mechanism, future purchasers of units would be made aware of the overflight status.
24. The architectural design of the carports and fences are to be reviewed and approved by the Planning Director prior to the issuance of any building permits.
25. A pedestrian circulation plan shall be reviewed and approved by the Planning Director prior to the issuance of any building permits.
26. Vehicular access to the dwelling units within this planned residential development will be by means of an unnamed, non-dedicated privately maintained driveway.
27. The dwelling units within the planned residential development shall be sprinklered in a manner satisfactory to the Fire Department.

28. The approval of the project is conditioned on the approval of an Affordable Housing Density Bonus by the Housing Commission to permit the proposed density. Evidence of this approval must be provided to the Planning Director prior to the approval of building or grading permits.

Passed and adopted by the Council of The City of San Diego on September 14, 1993, by Resolution No. R-282642.



2201

SEP 14 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Juan Vargas	<input checked="" 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.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By *Raymond L. Pottecow*, Deputy.

Office of the City Clerk, San Diego, California

Resolution *R-282642* SEP 14 1993  
Number ..... Adopted .....