

(R-94-904)

RESOLUTION NUMBER R-282974

ADOPTED ON NOVEMBER 9, 1993

WHEREAS, on July 22, 1988, Fred L. Borst, an individual, who subsequently refiled as Village Properties, a general partnership, Owner/Permittee, filed an application for the project referred to as the Dennery Ranch Precise Plan (Planned Residential Development ("PRD")/Resource Protection Overlay Zone ("RPOZ")/Hillside Review ("HR") Permit No. 88-0785) for the development of 1,503 residential units over a total of 150 acres, a ten-net-acre elementary school site and a five-net-acre neighborhood park site, with approximately 40 acres preserved as natural open space and an additional 23 acres graded, revegetated and maintained as open space; and

WHEREAS, the project site is located east of Interstate 805 and north of the future extension of Palm Avenue, and described as Parcels 1 and 2 of Parcel Map 15134, in the Otay Mesa Community Plan area, in the A1-10, HRO, FW and FPF (proposed R1-5000, R-1750, FW, FPF and HRO) zones; and

WHEREAS, on April 29, 1993, the Planning Commission recommended denial of the project because of potential noise impacts from the Trans-border Airport proposal, as well as the significant unmitigated environmental impacts associated with the proposed project; and

WHEREAS, the City Manager recommended adoption of the proposed project if the Trans-border Airport proposal is

abandoned and the restrictions on rezones in Otay Mesa are rescinded; and

WHEREAS, on November 8, 1993, the City Council, by Resolution No. R-282958, declared that the Trans-border Airport proposal will no longer be pursued and that proposed residential rezonings and related discretionary actions for Otay Mesa can now appropriately be processed for review in the normal manner and for potential approval by the City Council; and

WHEREAS, the Dennerly Ranch project was set for public hearing on November 9, 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 Residential Development/Resource Protection Overlay Zone/Hillside Review Permit No. 88-0785:

i. PLANNED RESIDENTIAL DEVELOPMENT ("PRD") PERMIT 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 Otay Mesa Community Plan designates the site for very low and low density residential, open space, agricultural, and school/park uses. The proposed uses are low and low-medium density residential, open space, and school/park. The project would result in a mix of single-family and multi-family

residential units at a density of 6.1 dwelling units per acre in the single-family areas and 15.3 dwelling units per acre in the multi-family areas. A community plan amendment has been proposed by the applicant to maintain consistency between the community plan and the proposed uses.

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 proposed use would be compatible with the existing and planned character of the surrounding area.

c. The proposed use will comply with the relevant regulations in the Municipal Code.

A rezone has been proposed by the applicant to maintain consistency between the land use zones and the proposed uses. The proposed development will comply with requirements of the A-1-1, R-1750, and R1-5000 zones and the Subdivision Map regulations.

2. RESOURCE PROTECTION OVERLAY ZONE ("RPOZ") DEVIATION FINDINGS:

a. The proposed development will be sited, designed, and constructed to minimize adverse impacts upon sensitive natural resources and environmentally sensitive areas.

The proposed development has been sited to preserve Dennery Canyon as an open space link to the planned Otay Valley Regional Park. Although the project exceeds the RPOZ

encroachment allowance for steep slopes, substantial portions of Dennery Canyon would be preserved that would not have been required to be preserved under the strict application of RPOZ. This is consistent with Council Policy 600-40, Preparation of Long Range Plans, which states that "it may be desirable to locate development within some environmentally sensitive areas if clustering development would preserve a contiguous open space system or otherwise result in a more environmentally sensitive alternative at the long range planning scale."

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 proposed development has been sited and designed to provide a corridor for wildlife movement between Dennery Canyon and the planned Otay River Regional Park. The project has also been designed to provide a buffer between the residential development and the Otay River which will include a 20-foot-wide linear park with an improved pedestrian trail.

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 development will minimize alteration of natural landforms in Dennery Canyon, which has been identified as a regionally significant open space link. Contour grading

techniques have also been incorporated into the project to minimize landform alteration impacts associated with manufactured slopes. The proposed development will not result in undue risks from geological and erosional forces or flood and fire hazards.

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 development will be visually compatible with other proposed developments in the surrounding area. The proposed development includes the restoration and maintenance of disturbed portions of Denney Canyon, revegetation of all manufactured slopes adjacent to open space with native coastal sage scrub species, and enhancement of degraded areas within the open space system that have been disturbed by off-road vehicle activity.

e. The proposed development will conform with the City of San Diego's Progress Guide and General Plan, the Community Plan, or any other applicable adopted plans and programs.

A community plan amendment/general plan amendment has been proposed by the applicant to maintain consistency between the Otay Mesa Community Plan and the General Plan and the proposed uses.

3. HILLSIDE REVIEW ("HR") PERMIT FINDINGS:

a. The site is physically suitable for the design and siting of the proposed development. The proposed development will result in minimum disturbance of sensitive areas.

The proposed development has been sited to preserve Dennery Canyon as an open space link to the planned Otay Valley Regional Park. Although the project exceeds the RPOZ encroachment allowance for steep slopes, substantial portions of Dennery Canyon would be preserved that would not have been required to be preserved under the strict application of RPOZ. This is consistent with Council Policy 600-40, Preparation of Long Range Plans, which states that "it may be desirable to locate development within some environmentally sensitive areas if clustering development would preserve a contiguous open space system or otherwise result in a more environmentally sensitive alternative at the long range planning scale."

b. The grading and excavation proposed in connection with the development will not result in soil erosion, silting of lower slopes, slide damage, flooding, severe scarring or any other geological instability or fire hazard which would affect health, safety and general welfare as determined by the City Engineer. Disturbed slopes are planted with native and self sufficient vegetation.

Mitigation measures have been required as a condition of the vesting tentative map (No. 88-0785) to insure that the grading and excavation associated with the project will not affect the health, safety or welfare of the public. Conditions

have also been included in the permit requiring the developer to revegetate the disturbed slopes within 30 days of grading.

c. The proposed development retains the visual quality of the site, the aesthetic qualities of the area and the neighborhood characteristics by utilizing proper architectural treatments, and appropriate plant material.

The proposed development will be visually compatible with other proposed developments in the surrounding area. The proposed development includes the restoration and maintenance of disturbed portions of Dennery Canyon, revegetation of all manufactured slopes adjacent to open space with native coastal sage scrub species, and enhancement of degraded areas within the open space system that have been disturbed by off-road vehicle activity.

d. The proposed development is in conformance with the Open Space Element of the General Plan, the Open Space Element of the Community Plan, any other adopted applicable plan, and the zone. An open space easement or dedication is taken on portions of the development site, as appropriate, after consultation with the Park and Recreation Department.

The community plan designates approximately 19 acres for open space preservation. The proposed development provides approximately 40 acres of undisturbed open space and an additional 23 acres will be graded, revegetated, and maintained as open space. The preservation of the majority of Dennery Canyon as a permanent open space link to the planned Otay River Regional Park is proposed as part of the project.

e. The proposed development is in conformance with the qualitative development guidelines and criteria as set forth in Document No. RR-262129, "Hillside Design and Development Guidelines."

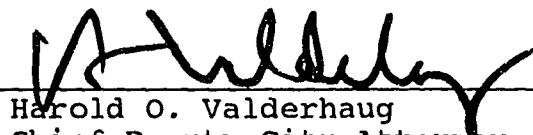
The project has been designed to preserve the most significant environmental feature of the site, which is Dennery Canyon, in conformance with the guidelines. Development has been oriented toward views of the Otay River and the project incorporates contour or landform grading for visible manufactured slopes to simulate the appearance of surrounding natural terrain.

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 decision of the Planning Commission is overruled, the recommendation of the City Manager is sustained, and Planned Residential Development/Resource Protection Overlay Zone/Hillside Review Permit No. 88-0785 is hereby granted to Village Properties, a general partnership, 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


Harold O. Valderhaug
Chief Deputy City Attorney

HOV:lc
12/09/93
Or.Dept:Clerk
R-94-904
Form=r.permit

PLANNED RESIDENTIAL DEVELOPMENT PERMIT/
RESOURCE PROTECTION OVERLAY/HILLSIDE REVIEW
PERMIT NO. 88-0785
DENNERY RANCH

CITY COUNCIL

This permit is granted by the Council of The City of San Diego to VILLAGE PROPERTIES, a general partnership, Owner/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 Parcels 1 and 2 of Parcel Map 15134, located in the Otay Mesa Community Plan area, within the A1-10, HRO, FW and FPF (proposed R1-5000, R-1750, HRO, FW and FPF) zones.
2. The Planned Residential Development ("PRD"), Resource Protection Overlay Zone ("RPOZ") and Hillside Review ("HR") Permit shall include the total of the following facilities:
 - a. One thousand four hundred twenty-five (1,425) dwelling units (464 single-family, 961 multi-family attached).
 - b. One 10-net-acre elementary school and one 5-net-acre park site.
 - c. Five recreational facilities in multi-family residential areas (one in Village I, two in Village II, two in Village III) in which each consists of a shower/equipment building, a swimming pool/spa, and a tennis court.
 - 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. Permits may be issued for model units prior to the final map recordation, subject to the requirements of the City Attorney, Engineering and Development Director and Planning Director.
4. This project is subject to and contingent upon all conditions included in Vesting Tentative Map Resolution No. R-282975.

R- 282974

5. A "Non-building Area" designation shall be granted and shown on said map on all areas not shown for building sites and all Brush Management areas per the City of San Diego Landscape Technical Manual and PRD Ordinance. Such areas shall be coupled with the severalty interests of the owners of the dwelling units and shall be maintained as open space. Areas of the site designated as open space shall be in accordance with Exhibit "A," dated November 9, 1993, on file in the Planning Department.
6. Prior to the recordation of the applicable final map, lots F and H are to be deeded in fee title to the City of San Diego satisfactory to the Engineering and Development Director and the Park and Recreation Director.
7. Prior to the issuance of grading permits, landscape plans and erosion control measures shall be submitted to the satisfaction of the Planning Director and the Environmental Analysis Section. 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 November 9, 1993, 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.
8. The construction and continued use of this permit shall be subject to the regulations of this or other governmental agencies.
9. Three thousand nine hundred thirty-two (3,932) total parking spaces, in a combination of garages, bay and curb parking shall be provided. The residential units will be provided with a ratio of 3.6 spaces per single-family dwelling unit, 2.6 spaces per multi-family unit in Village I, 2.4 spaces per multi-family unit in Village II and 2.1 per multi-family unit in Village III. Of those, spaces, one thousand four hundred eighty-eight (1,488) parking spaces shall be provided for supplemental and guest parking (at a ratio of 1.04 spaces per 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 Covenants, Conditions and Restrictions ("CC&R's"). Each space shall be maintained on the subject property in the approximate location as shown on Exhibit "A," dated November 9, 1993. Parking spaces and aisles shall conform to Planning Department standards. No change shall be made at any time for use of these parking spaces.

10. 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.
11. 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.
12. No manufactured slope shall be steeper than a ratio of 2:1 and all slopes shall incorporate contour grading, horizontal and vertical undulation, and variable slope ratios. All manufactured slopes greater than fifteen feet shall be contour graded. Tops and toes of slopes shall be rounded to create a natural appearance.
13. No tennis courts or pools will be allowed within HR limits unless the Exhibit "A" drawing dated November 9, 1993, illustrates a surplus pad area (requiring no additional earthwork) on the single-family lots. Spas may be considered within the HR limits through the substantial conformance review process provided that the Planning Director can find the design of these facilities to be consistent with the HR guidelines and the HR findings can be made.
14. The applicant shall post a copy of the approved permit in the sales office for consideration by each prospective buyer.
15. Prior to the issuance of any building permits, the applicant shall provide proof to the Planning Director and City Engineer, that all applicable San Diego Gas & Electric easements have been removed from the residential and school development areas.
16. Prior to the issuance of any building permits, the applicant shall comply with all requirements mandated by the California State Accessibility Standards, Title 24 and any other applicable accessibility regulations.
17. The applicant may apply for an amendment to the PRD Permit for an addition of up to 78 dwelling units to Village I. Any future amendments to the PRD must comply with all applicable accessibility requirements prior to the Planning Director's approval.
18. 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 and R-1750 zones.

19. The developer shall provide a system of walkways from each unit to the public sidewalk within the right-of-way, satisfactory to the City Engineer.
20. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.
21. The effective date of this permit shall be the date of final action by the City Council 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 101.0901. 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.
22. 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/Resource Protection Ordinance/Hillside Review Permit is recorded in the Office of the County Recorder.
23. The property included within this PRD 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.
24. This Planned Residential Development/Resource Protection Overlay Zone/Hillside Review 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.
25. This Planned Residential Development/Resource Protection Overlay Zone/Hillside Review 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.
26. All accessory structures less than 100 square feet require the approval of the Planning Director and must meet zoning criteria and Planned Residential Development Permit

Guidelines and Standards regardless of Building Inspection Department requirements for building permits.

27. Unless otherwise provided specifically within this Permit, 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.
28. The multi-family development shall be served internally by a system of non-dedicated, unnamed, private driveways, a minimum of 20 feet wide, 26 feet wide at fire hydrants, with no parking within driveways; all satisfactory to the City Engineer.
29. All common areas shall be maintained by an assessment district established prior to the issuance of any building permits.
30. This Planned Residential 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 Director.
31. The use of textured 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.
32. The timely landscaping of all slopes herein is considered to be in the public interest and the developer shall initiate such landscaping within 30 days from the date that the grading of the designated slopes is deemed to be complete. Such landscaping and the supporting irrigation systems and appurtenances shall be installed in accordance with the plans approved per the City of San Diego Landscape Technical Manual, by the Planning Director and City Engineer. The landscaping shall be properly maintained to ensure the survival and propagation of the plant material during the period prior to the acceptance of the public improvements or establishment of the homeowners' association which will assure responsibility for the landscape maintenance.
33. Prior to the issuance of building permits, a minimum five-foot-wide noncontiguous pedestrian walkway will be provided along each side of Dennery Ranch Road to the satisfaction of the Planning Director. The walkway will be designed to be consistent with adjoining developments maintaining a minimum of three feet of non-hardscape landscaped parkway as measured from the inside edge of the street curb.

34. Manufactured slopes proposed for open space lots on Vesting Tentative Map No. 88-0785 shall be built with variable slope contours and undulation techniques and native plant materials established per Landscape Concept Plan, Exhibit "A," dated November 9, 1993, on file in the Planning Department.
35. 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.
36. The project shall comply with Exhibit "A," dated November 9, 1993 on file in the Planning Department and the City of San Diego Landscape Technical Manual for grading and maintenance established for the project's brush management program. The brush management component of the project's approved landscape plan will ensure fire safety.
37. Prior to the issuance of building permits, a copy of the building plans shall be submitted to the City of San Diego Planning Department, Development and Environmental Planning Division, for review. Noise walls shall be constructed and shall be in substantial conformance with Exhibit "A," dated November 9, 1993, on file in the Planning Department. Prior to the issuance of occupancy permits, a field check of the site shall be made by a Development and Environmental Planning Division representative to ensure that the noise walls have been properly installed. The sound attenuation walls shall comply with San Diego Municipal Code section 101.0620, Fences.
38. Prior to the issuance of occupancy permits, a field inspection shall be made by Development and Environmental Planning Division, to ensure that the brush management plan as detailed in Exhibit "A," dated November 9, 1993, has been satisfactorily implemented. Maintenance of the Brush Management areas shall be the responsibility of the homeowners' association. Field checks every three years shall be made by the Development and Environmental Planning Division to ensure compliance with on-going maintenance as outlined in the City of San Diego Landscape Technical Manual.
39. Noise walls, street trees, decorative pavements and other public right-of-way improvements shown on Exhibit "A," dated November 9, 1993, shall be permitted by an Encroachment Permit obtained from the City Engineer.
40. The permittee/applicant shall comply with all requirements of the Uniform Building Code ("UBC") and secure all necessary building permits prior to construction.

41. A three-year landscape maintenance and monitoring program shall be implemented by the developer to ensure successful revegetation of all manufactured slopes. The program shall include irrigation, plant replacement and maintenance. The Development and Environmental Planning Division shall be informed in writing of the date on which revegetation of the slopes has been completed. Once each year for three years following the date of initial plantings, the Deputy Director of the Development and Environmental Planning Division shall review to verify satisfactory establishment of the vegetation. If the initial plantings have not been adequately established, the maintenance plan shall remain in effect.
42. All common areas and/or open spaces that require irrigation shall be irrigated with reclaimed water; as specified in City Council Ordinance No. 0-17327. The developer shall design and install a reclaimed water distribution system, satisfactory to the Water Utilities Director.
43. Public access will be guaranteed from all public streets, landscape maintenance and utility easements and cul-de-sacs that contact open space areas. A system of pedestrian trails will link open space areas and access points.
44. Prior to the issuance of the Certificate of Occupancy for this project, the developer will provide proof that all walls within the project boundaries are treated with an acceptable anti-graffiti solution. The walls shall be kept free and clean of graffiti at all times. Maintenance responsibility for this requirement shall be transferred to the Homeowners' Association at the time of it's establishment.
45. ENVIRONMENTAL MITIGATION REQUIREMENTS
 - a) Prior to the issuance of building permits, the field inspector and EAS shall determine upon review of the graded site that slopes have been blended into the natural terrain, that landscaping has been properly installed and that variable slope gradients have been created on all slopes in accordance with approved plans.
 - b) Prior to the issuance of building permits, a monitoring results report documenting the paleontological salvage program shall be submitted to and approved by the Principal Planner of EAS.
 - c) Prior to the issuance of building permits the sound attenuation walls shall be constructed consistent with the requirements of the EIR and as shown on the development plans. The applicant shall submit certification to the Planning Department that the noise

walls have been constructed and positioned as shown on the PRD site plan.

- d) Prior to the issuance of building permits, an acoustical study shall be required to determine appropriate noise attenuation for residential units adjacent to Dennerly Ranch Road.
- e) The applicant shall provide notice to future tenants and homeowners of the proximity of the airport and the potential overflights and associated noise.
- f) Prior to the issuance of building permits, written verification shall be obtained from the City Water Utilities Department to ensure that adequate water and sewer service will be supplied to the project.
- g) Prior to issuance of grading or building permits, the developer shall enter into an agreement with the affected school districts stipulating that portable classrooms shall be installed on an as-needed basis to alleviate short-term impacts of the project. The project applicant and surrounding developments shall share costs incurred from the use of portable classrooms. An agreement shall be entered into with the affected school districts that specifies the project's financial liability for the use of portables. A school site acceptable to the Chula Vista Elementary School District will be incorporated into the project design.
- (h) 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.

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.).

- 46. Prior to the recordation of a final map, a School Mitigation Agreement, which provides for school facilities, shall be entered into and approved by the affected school districts

and the subdivider. Documentation of the agreement shall be provided to the City.

47. The height of the buildings constructed within this subdivision shall be such that they do not penetrate the surface of the approach zone and clear zone of Brown Field, as defined in the appropriate Federal Aviation Regulations. The height of the buildings will be approved by the Planning Director in connection with the approval of the specific development permits.
48. An avigation easement shall be granted over the entire subdivision. The conditions of this easement shall be satisfactory to the Deputy Director of the Airports Division of the General Services Department.
49. This development 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.
50. This development may be subject to impact fees, as established by the City Council at the time of issuance of building permits.
51. 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.).
52. 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 November 9, 1993, by Resolution No. R-282974.

AUTHENTICATED BY:

SUSAN GOLDING, Mayor
The City of San Diego

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

The undersigned Permittee, by execution hereof, agrees to each and every condition of this permit and promises to perform each and every obligation of Permittee hereunder.

VILLAGE PROPERTIES
a general partnership
Owner/Permittee

By _____

By _____

**NOTE: Notary acknowledgments
must be attached per Civil
Code Section 1180, et seq.
Form=p.ack**

3357

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

NOV 09 1993

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Harley	<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"/>
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.

(Seal)

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

By *Raymond S. Patterson* Deputy.

Office of the City Clerk, San Diego, California

Resolution *R* **282974** NOV 09 1993
 Number Adopted