

RESOLUTION NUMBER R-290525

ADOPTED ON JULY 28, 1998

WHEREAS, on July 9, 1998, the Planning Commission of The City of San Diego held a public hearing for the purpose of considering an amendment to the Phased Development Areas Map of the Progress Guide and General Plan and an amendment to the North City Future Urbanizing Area Framework Plan; and

WHEREAS, certain property owners requested an amendment to the Progress Guide and General Plan to change the designation of a 1,410-acre area in the North City Future Urbanizing Area from Future Urbanizing to Planned Urbanizing, and an amendment to the North City Future Urbanizing Area Framework Plan for the purpose of adopting a subarea plan, the Black Mountain Ranch Subarea Plan, for Subarea I; and

WHEREAS, Council Policy No. 600-7 provides that public hearings to consider revisions of the Progress Guide and General Plan for The City of San Diego may be scheduled concurrently with public hearings on proposed community plans in order to retain consistency between said plans and the Planning Commission has held such concurrent public hearings; and

WHEREAS, the Council has considered all maps, exhibits, written documents and materials in the file for this matter on file in The City of San Diego, and has heard all the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, as follows:

1. That the Council adopts the amendments to the Progress Guide and General Plan and the North City Future Urbanizing Area Framework Plan, a copy of which is on file in the office of the City Clerk as Document No. RR-290525.

2. That the Council finds that the amendments are consistent with the City adopted Regional Growth Management Strategy, and directs the City Clerk to transmit a copy of this Resolution to SANDAG in its capacity as the Regional Planning and Growth Management Review Board.

3. That the Council adopts an amendment to the Progress Guide and General Plan for The City of San Diego to incorporate the amended North City Future Urbanizing Area Framework Plan.

4. That this amendment to the General Plan and the North City Future Urbanizing Area Framework Plan shall not be effective unless and until all of the following events have occurred:

(i) A phase shift for a 1,410-acre area within the Pacific Highlands Ranch Subarea Plan has been approved by a vote of the people; and

(ii) The Council of The City of San Diego has adopted a Public Facilities Financing Plan/Facilities Benefit Assessment Program [PFFP/FBA] which shall thereupon be incorporated in the Subarea Plan; and

(iii) The applicant and majority property owner (Black Mountain Ranch Limited Partnership) within the Black Mountain Ranch Subarea Plan has approved a School Financing Plan by executing a School Impact Mitigation Agreement with the Poway Unified School District; and

(iv) The applicant and majority property owner (Black Mountain Ranch Limited Partnership) within the Black Mountain Ranch Subarea Plan has executed a purchase contract with The City of San Diego for a fire station facility site.


BE IT FURTHER RESOLVED, that the Black Mountain Ranch Subarea Plan is amended by incorporating the changes stated below as requested by the Assistant City Manager in her memorandum to the Mayor and Council dated July 27, 1998, a copy of which is attached hereto and incorporated herein.

1. Table 2.4: Residential Development by Ownership: Revise as shown in the table attached to the Assistant City Manager's memorandum and elsewhere in the Subarea Plan for consistency.
2. Page 6.8, Transit: Add the following sentence to the end of the last paragraph:

The subarea plan applicant will work with the Metropolitan Transit Development Board (MTDB) to develop a mutually agreeable transit service and financing plan.

APPROVED: CASEY GWINN, City Attorney

By


Richard A. Duvernay
Deputy City Attorney

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Late Changes 335
Applicant ok

City of San Diego
MEMORANDUM

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DATE: July 27, 1998
TO: Honorable Mayor Golding and Members of the City Council
FROM: Penelope Culbreth-Graft, DPA Assistant City Manager
SUBJECT: Black Mountain Ranch, Item No. 335, City Council Docket for July 28, 1998

The City Manager recommends the following changes to the Black Mountain Ranch Subarea Plan:

1. Table 2.4: Residential Development by Ownership, revise as shown in the attached table and elsewhere in the Subarea Plan for consistency.
2. Page 6.8, Transit, last paragraph, add the following sentence to the end of the paragraph:

The subarea plan applicant will work with the Metropolitan Transit Development Board (MTDB) to develop a mutually agreeable transit service and financing plan.

Penelope Culbreth-Graft
Penelope Culbreth-Graft, DPA
Assistant City Manager

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To	Wary	From	Cameron		
Co./Dept.		Co.			
Phone #	34045	Phone #	67762		
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TABLE 2.4: RESIDENTIAL DEVELOPMENT BY OWNERSHIP

Property Designation	Estimated Gross Area(1)	Estimated Development Area(1)	Estimated Maximum Dwelling Units(3)	Land Use Designation
SOUTHEAST PERIMETER				
A	45	5	25	Low
B	125	39	195	Low
C	42	23.5	117	Low
D(2)	55	0	0	Open Space
K	16	6	12	Moderately Low
Subtotal	283	72	349	
NORTHEAST PERIMETER				
E	67	20	300	Core
Subtotal	67	20	300	
SOUTHWEST PERIMETER				
F	82	82	164	Moderately Low
G	21	21	42	Moderately Low
H	10	10	20	Moderately Low
I	31	31	62	Moderately Low
J	21	16	32	Moderately Low
Subtotal	165	160	320	
BLACK MOUNTAIN RANCH				
Phase I (VTM)	3690	530	1121	Very Low Moderately Low Low Core
Phase II	895	613(4)	3310	Very Low Moderately Low Low Peripheral Core Mixed Use Core
Subtotal	4585	1143(4)	4431	
TOTAL	5100 AC	1395 AC(4)	5400 DU	

(1) All areas are approximate and subject to refinement with the submittal of site specific development plans.

(2) Parcel D is entirely within the boundary of the MPHA and therefore designated open space. Development of Parcel D may be permitted pursuant the existing zoning regulations which apply to the parcel. The maximum development area within the MPHA is limited to 25% of the parcel.

(3) The estimated maximum number of units includes affordable units (minimum 20% of base) and associated bonus units (minimum 5% of base). Total unit count will depend upon individual project submittals and ability to comply with relevant policies and regulations.

(4) Includes area designated for North and South Mixed Use Villages which also includes Commercial & Office uses.