

RESOLUTION NUMBER R-290669

ADOPTED ON SEPTEMBER 8, 1998

WHEREAS, on September 8, 1998, the Council of The City of San Diego held a public hearing for the purpose of considering an amendment to the Progress Guide and General Plan, Carmel Valley Community Plan, Neighborhood 8 Precise Plan, and Local Coastal Program; and

WHEREAS, Sorrento Sand Company/B.R.E., Inc., requested an amendment to the Progress Guide and General Plan, Carmel Valley Community Plan, Neighborhood 8 Precise Plan, and Local Coastal Program, and for the purpose of modifying the existing Neighborhood 8 Precise Plan area boundary to include the proposed 40-acre project site and to redesignate the site from Low-Density Residential (5-15 du/ac) to Low-Medium Attached Density Residential (15-29 du/ac); and

WHEREAS, the Planning Commission of The City of San Diego found the proposed amendments consistent with the Progress Guide and General Plan; and

WHEREAS, City Council Policy 600-7 provides that public hearings to consider revisions to 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 of The City of San Diego has considered all maps, exhibits and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it adopts the amendments to the Carmel Valley Community Plan, Neighborhood 8 Precise Plan, and Local

Coastal Program, a copy of which is on file in the office of the City Clerk as Document No. RR-290669.¹

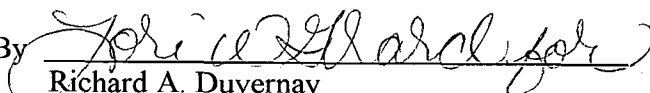
BE IT FURTHER RESOLVED, that Council adopts an amendment to the Progress Guide and General Plan for the City of San Diego to incorporate the above amended plan.

BE IT FURTHER RESOLVED, that this resolution shall not become effective within the areas of the City within the jurisdiction of the California Coastal Commission until such time as the Commission unconditionally certifies this action as a Local Coastal Program amendment.

BE IT FURTHER RESOLVED, that the City will assume Local Coastal Program permit authority thirty days after the California Coastal Commission unconditionally certifies the Local Coastal Program Amendment incorporating the forty acre project site into the City's Local Coastal Program.

BE IT FURTHER RESOLVED, that the Council finds that the plan 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.

APPROVED: CASEY GWINN, City Attorney

By 
Richard A. Duvernay
Deputy City Attorney

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¹Resolution No. R-290669 is corrected to reflect corrected copies of page 16 and Figure 7 in Document No. RR-290669. Corrected page 16 and Figure 7 are attached as Exhibits A and B.

**Table 1
Palacio Del Mar
Land Use Acreage Analysis**

<u>Proposed Use</u>	<u># Dwelling Units</u>	<u>Total Acres</u>
SingleFamily (SF4)	421	107. 26
Golf Course*	---	(41. 34)
Natural Open Space	---	47. 60
Major and Collector Streets**	---	10. 45
TOTALS	421	165. 31

* Included within residential acreage.

** Includes right-of-way reserved for Route 56.

The project is a single-family, small lot development. There will be perimeter fencing to provide project identity and security. A majority of the lots will be located along the golf course offering views of the greens and lakes. Additional green belts will be located throughout the project so that lots without golf course frontage will still face open space areas. The open space trail systems desired by the City of San Diego will be incorporated into the project.

2. Central Carmel Valley

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Central Carmel Valley, consisting of approximately ~~158~~ 198 acres, is bordered on the east and west by Carmel Country Road and Carmel Creek Road, respectively. The residential density within this portion of the precise plan area will be a combination of lower and medium density multifamily development, ranging from 7-15 Du's per acre for the lower density to ~~7-15~~ 15-29 Du's per acre for the medium density. The lower density shall apply to all residentially designated lands in Central Carmel Valley, except for the Pinnacle Carmel Creek site, which shall be designated medium density. It is likely that the area will be developed with duplexes, fourplexes, and other types of clustered multifamily units. Table 2 is a land use acreage analysis of Central Carmel Valley. Figure 7 illustrates the proposed land use plan.

**Table 2
Central Carmel Valley
Land Use Acreage Analysis**

Proposed Use	# DU	Total Acres
Multi-Family (MF)		
<u>7-15 du's per acre</u>	234-501	33.39
<u>15-29 du's per acre</u>	348	<u>25.00</u>
Enhanced Floodway		63.59
Major & Collector Streets & Freeway		24.15
SDG&E Easement		5.51 <u>10.51</u>
Sensitive Slopes		38.81 <u>41.81</u>
TOTALS	234-501 <u>456-877</u>	158.45 <u>198.45</u>

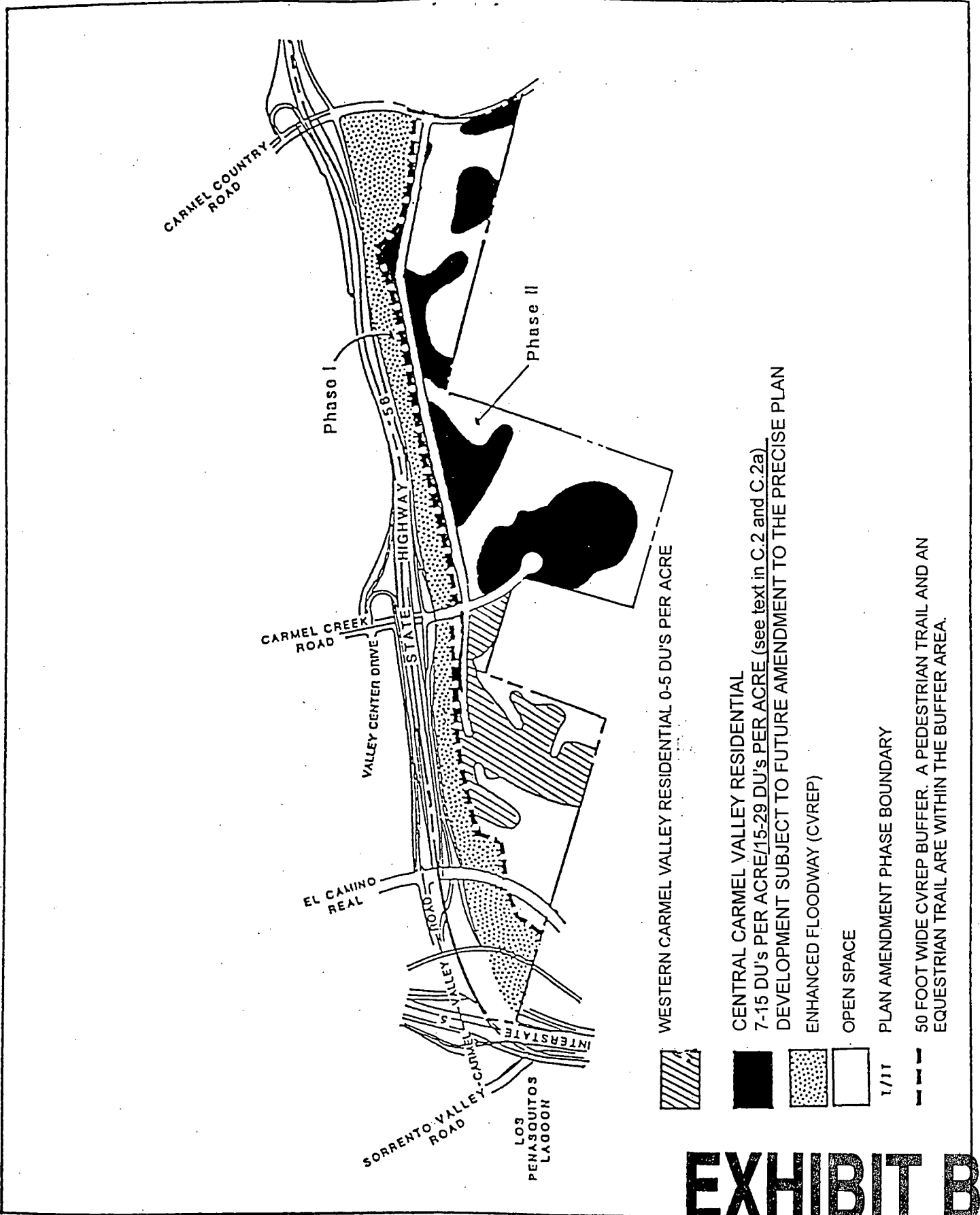


EXHIBIT B

PROPOSED DEVELOPMENT UNIT 8 PRECISE PLAN,
 LAND USE *R-290669*

