

(R-99-816)

RESOLUTION NUMBER R- 291254

ADOPTED ON FEB 02 1999

A RESOLUTION APPROVING AMENDMENTS TO THE FIRST SAN DIEGO RIVER IMPROVEMENT PROJECT (FSDRIP) SPECIFIC PLAN, THE MISSION VALLEY COMMUNITY PLAN, AND THE CITY OF SAN DIEGO PROGRESS GUIDE AND GENERAL PLAN.

WHEREAS, the Council of The City of San Diego adopted the Progress Guide and General Plan on February 26, 1979; and

WHEREAS, the City Council adopted the Mission Valley Community Plan, the First San Diego River Improvement Project (FSDRIP) Specific Plan, and the Rio Vista West Design Guidelines; and

WHEREAS, the Mission Valley Community Plan, the First San Diego River Improvement Project (FSDRIP) Specific Plan, and the Rio Vista West Design Guidelines designate the site for the Rio Vista West Project being legally described as a division of Lot "B" of Rio Vista West, Unit No. 1, Map No. 13148, for multiple use development (zoned MV-M/SP); and

WHEREAS, CALMAT CO., Owner/ Permittee, pursuant to adopted Council Policy 600-35 and Municipal Code Section 111.0704, made application to the Council of The City of San Diego to initiate an amendment to the Mission Valley Community Plan and the First San Diego River Improvement Project (FSDRIP) Specific Plan and the Rio Vista West Design Guidelines and the Progress Guide and General Plan to allow for an increase in the number of

permitted residential units and a reduction in the amount of permitted retail and office development to allow approval of the Development Agreement, Tentative Map, and Street Vacation No. 98-0678 for subdivision of the property into three (3) lots, amendment to the FSDRIP Development Agreement, and a street vacation to be consistent with the Mission Valley Community Plan; and

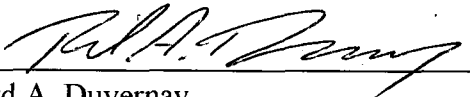
WHEREAS, on February 2, 1999, the Council of The City of San Diego held a public hearing to consider the proposed community plan amendments and associated Development Agreement, Tentative Map, and Street Vacation No. 98-0678; and

WHEREAS, the City Council has considered all maps, exhibits and written document contained in the file for this proposal on record in The City of San Diego, and has considered all oral presentation given at the public hearings; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it grants the proposed amendments to the Mission Valley Community Plan and the First San Diego River Improvement Project (FSDRIP) Specific Plan and the Progress Guide and General Plan to allow for an increase in the number of permitted residential units and a reduction in the amount of permitted retail and office development consistent with the Mission Valley Community Plan goals of relating development intensity to the planned transportation system (especially transit) and to provide a variety of housing types and densities, while encouraging development which combines and integrates residential uses with commercial and service uses. The development of residential above commercial along a common open space and street system, building entrances facing internal streets, integration of the trolley plaza into the site's common open spaces, and ability to

hide parking areas below grade all serve to promote transit use and pedestrian activity. A copy of the amendments is on file in the office of the City Clerk as Document No. RR-291254

APPROVED: CASEY GWINN, City Attorney

By 
Richard A. Duvernay
Deputy City Attorney

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