

RESOLUTION NUMBER R- 292045

ADOPTED ON AUG 02 1999

WHEREAS, Council Policy 600-37 requires the City Council to determine whether a development agreement is warranted for proposed development before a development agreement application may be accepted by the City Manager for processing; and

WHEREAS, Western Pacific Housing [the Applicant] is proposing a development agreement for development of its property located in Subarea IV, the "Torrey Santa Fe" project. Subarea IV encompasses approximately 1,134 acres in the eastern portion of the North City Future Urbanizing Area; and

WHEREAS, the proposed development agreement has the opportunity to provide extraordinary benefits to the City in the following areas:

1. A contribution to the City in the amount of \$500,000.00 to be used to close the shortfall funding gap for the construction of State Route 56 in Subarea IV of the NCFUA; and
2. The advancement of an additional \$500,000.00 by Western Pacific Housing to the City to also be used to close the shortfall funding gap for the construction of State Route 56 in Subarea IV.

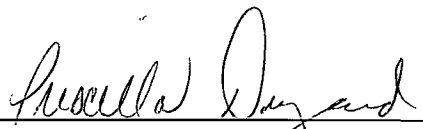
WHEREAS, the Torrey Santa Fe project proposes 245 single-family lots, 76 affordable, multi-family housing units, passive parks, greenbelts and trails, a corporate/employment center, and open space on an approximately 117.76-acre property in the Torrey Highlands Subarea of The City of San Diego; and

WHEREAS, on July 15, 1999, the Planning Commission voted unanimously to recommend City Council approval of development agreement negotiations with Applicant; and

WHEREAS, a five-year development agreement for the Torrey Santa Fe project has the opportunity to provide extraordinary benefits to the City; NOW, THEREFORE,


BE IT RESOLVED, by the Council of The City of San Diego, that an initial determination is made that a development agreement for the proposed project is warranted and staff is directed to accept the application for a development agreement on the Torrey Santa Fe project and to negotiate a development agreement consistent with Council Policy 600-37.

APPROVED: CASEY GWINN, City Attorney

By 

Prescilla Dugard
Deputy City Attorney

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07/19/99
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