

RESOLUTION NUMBER R-293927

ADOPTED ON OCTOBER 3, 2000

WHEREAS, Lennar Partners, Applicant, and Kimley-Horn and Associates, Engineer, filed an application with the City of San Diego for a 56-lot vesting tentative map (Vesting Tentative Map No. 99-1269 for the San Diego Spectrum project), located south of Clairemont Mesa Boulevard and east of Kearny Villa Road, and legally described as San Diego Spectrum, Phase 3 Map No. 13980, Parcel 4 of Parcel Map 18204, in the Kearny Mesa Community Plan area, in the MI-B/MI-A zones (proposed MI-B/MI-A/CA zones); and

WHEREAS, on August 17, 2000, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 99-1269, and voted to recommend City Council approval of the map; and

WHEREAS, the matter was set for public hearing on October 3, 2000, 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 Vesting Tentative Map No. 99-1269:

1. The map proposes the subdivision of a 222-acre site into 56 lots for industrial and commercial development. This type of development is consistent with the General Plan and the Kearny Mesa Community Plan which designate the area for industrial and commercial use. The proposed map will retain the community's character by encouraging orderly, sequential development compatible in its intensity with surrounding existing and future land development.


2. The design and proposed improvements for the map are consistent with the zoning and development regulations of the MI-B/MI-A/CA zone in that:

- a. All lots have minimum frontage on a dedicated street which is open to and usable by vehicular traffic, as allowed under a Planned Industrial Development/Planned Commercial Development [PID/PCD] permit.
 - b. All lots meet the minimum dimension requirements of the MI-B/MI-A/CA zones, as allowed under a PID/PCD permit.
 - c. All lots are designed so that required improvements do not result in nonconforming lots in respect to building area, setbacks, side yard and rear yard regulations, as allowed under a PID/PCD permit.
 - d. Development of the site is controlled by PID/PCD Permit No. 99-1269.
3. The design and proposed improvements for the subdivision are consistent with State Map Act section 66473.1 regarding the design of the subdivision for future passive or natural heating and cooling opportunities.
 4. The site is physically suitable for industrial and commercial development. The harmony in scale, height, bulk, density, and coverage of development creates a compatible physical relationship to surrounding properties for which this area has been planned.
 5. The site is physically suitable for the proposed density of development. This is consistent with the community plan, which provides for industrial and commercial uses.
 6. The City of San Diego as Lead Agency under CEQA has prepared an Addendum to an Environment Impact Report [EIR], LDR No. 99-0509, covering the proposed project. The previously certified EIR, LDR No. 96-1065, dated September 25, 1997, was prepared for the New Century Center Project.
 7. The design of the subdivision and the type of improvements will not likely cause serious public health problems inasmuch as needed public services and facilities are available or required by condition of this map to provide for water and sewage facilities, as well as other related public services.
 8. The design of the subdivision and the type of improvements are such that they will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed subdivision as demonstrated by the City Engineer's request for public dedications and adequate improvement on the proposed subdivision map.

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 recommendation of the Planning Commission is sustained, and Vesting Tentative Map No. 99-1269 is hereby granted to Lennar Partners, Applicant, and Kimley-Horn and Associates, Engineer, subject to the conditions attached hereto and made a part hereof.

APPROVED: CASEY GWINN, City Attorney

By 
Richard A. Duvernay
Deputy City Attorney

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Or.Dept:Clerk
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Reviewed by Farah Mahzari