

(R-2001-1121)  
Duplicate Original  
1/28/03

RESOLUTION NUMBER R-294274

ADOPTED ON NOVEMBER 21, 2000

WHEREAS, La Jolla Crossroads, LLC, Applicant, and SB&O, Engineer, submitted by an application to the City of San Diego for a 12-lot tentative map (Tentative Map No. 99-0647 for the La Jolla Crossroads project), located westerly of Interstate 805 and southerly of La Jolla Village Drive, and legally described as the southeast quarter of Pueblo lot 1307 and Lot 4 of La Jolla Gateway, Map 11038, and Parcels A and B of Five Creeks, Map 12234, in the University Community Plan area, in the RS-1-14 zone (previously referred to as the R1-5000 zone) (proposed RM-3-9 and IP-1-1 zones [previously referred as the R-600 and SR zones]; and

WHEREAS, on November 9, 2000, the Planning Commission of The City of San Diego considered Tentative Map No. 99-0647, and pursuant to Resolution No. 3047-PC voted to recommend City Council approval of the map; and

WHEREAS, the matter was set for public hearing on November 21, 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 Tentative Map No. 99-0647:

1. The map proposes the subdivision of a 33.8-acre site into 12 lots for residential and industrial development. This type of development is consistent with the General Plan and the University Community Plan which designate the area for residential and scientific research 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 proposed RM-3-9 and IP-1-1 zones [previously referred as the R-600 and SR zones], 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 Residential development [PRD] and Planned Industrial Development [PID] permit.

b. All lots meet the minimum dimension requirements of the proposed RM-3-9 and IP-1-1 zones, as allowed under a PRD and PID 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 PRD and PID permit.

d. Development of the site is controlled by Planned Industrial Development [PID], Planned Residential Development [PRD], Hillside Review Permit [HRP], and Resource Protection Ordinance [RPO] Permit No. 99-0647.

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 residential and industrial 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 residential and scientific research uses.

6. The design of the subdivision and the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of Environmental Impact Report [EIR] No. 99-0647, which is included herein by this reference. However, a finding has been made pursuant to Public Resources Code section 21081(c) that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR.

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.

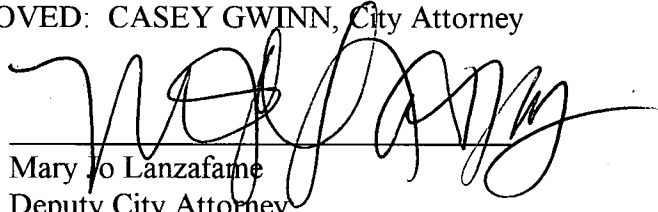
9. The City Council has reviewed the adopted Housing Element, the Progress Guide and General Plan of The City of San Diego, and hereby finds, pursuant to Government Code section 66412.3, that the housing needs of the region are being met since residential development has been planned for the area and public services programmed for installation, as determined by the City Engineer, in accordance with financing and environmental policies of the City Council.

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 Tentative Map No. 99-0647 is hereby granted to La Jolla Crossroads, LLC, Applicant, and SB&O, Engineer, subject to the conditions attached hereto and made a part hereof.

APPROVED: CASEY GWINN, City Attorney

By

  
Mary Jo Lanzafame  
Deputy City Attorney

MJL:lc

02/03/01

Or.Dept:Clerk

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Reviewed by Farah Mahzari

CITY COUNCIL CONDITIONS TO TENTATIVE MAP NO. 99-0647  
THE LA JOLLA CROSSROADS PROJECT  
ADOPTED BY RESOLUTION NO. R-294274 ON NOVEMBER 21, 2000

1. This tentative map will become effective on the effective date of the Council approval of the associated rezone and expire three years thereafter. Should the rezone be denied, this tentative map shall be deemed denied.
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the first final map, unless otherwise noted.
3. The final map shall conform to the provisions of Planned Residential Development, Planned Industrial Development, Resource Protection Ordinance, Hillside Review Permit [PRD/PID/RPO/HRP] No. 99-0647 and rezone.
4. The "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, shall be made a condition of map approval. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized.

All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. 769830.

5. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
6. "California Coordinate System" means the coordinate system as defined in Sections 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
7. Every final map shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the

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California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

8. The approval of this tentative map by the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies, including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 et seq.).
9. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
10. The subdivider must provide a geologic (geotechnical) investigation report on the subject property to discover and address potential geological hazards. The report must be prepared in accordance with the most recent edition of the City of San Diego "Technical Guidelines for Geotechnical Reports." All slopes shall be constructed in accordance with the provisions of San Diego Municipal Code section 62.0415 et seq.
11. The subdivider shall provide evidence to ensure that an affirmative marketing program is established.
12. Undergrounding of existing and proposed public utility systems and service facilities is required according to San Diego Municipal Code section 102.0404, Subsection 2.
13. The project shall conform to the North University Public Facilities Transportation Plan. The La Jolla Crossroads Approved Transportation Phasing Plan shall control should there be any inconsistencies between it and the North University Public Facilities Transportation Plan.
14. The project shall conform to the La Jolla Crossroads Approved Transportation Phase Plan Table IV.B-7 as revised November 21, 2000, to the satisfaction of the City Engineer. The La Jolla Crossroads Approved Transportation Phasing Plan shall control should there be any inconsistencies between it and the North University Public Facilities Transportation Plan.
15. Judicial Drive is classified as a four-lane urban major street with 35 MPH design speed along the project's frontage. The subdivider shall dedicate and improve 104 feet of right-of-way and shall provide 78 feet of outside curb to outside curb width, curb, gutter,

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64 feet of pavement, a 14-foot-wide raised median and a 5-foot-wide non-contiguous sidewalk within a 13-foot curb to property line distance, satisfactory to the City Engineer.

The alignment and grade for this road from Nobel Drive to Executive Drive including the tunnel portion under La Jolla Village Drive is included in this TM as Exhibit "A," dated November 21, 2000, on file in the Development Services Department.

16. The subdivider shall construct the offsite connecting segment of Judicial Drive (generally to the southeast of the subdivision boundary and meeting the Nobel Research Park VTM No. 99-0034 Judicial Drive configuration). Also the subdivider shall provide a standard left-turn pocket at the intersection of Judicial Drive and private Drive "A" of 200 feet in length plus transition, satisfactory to the City Engineer.
17. The subdivider shall dedicate additional right-of-way, onsite, along Parcel "B," Map 12234 frontage to Judicial Drive to accommodate tapering from 104 feet of right-of-way (at station 35+00) to 98 feet of right-of-way (at station 38+50), satisfactory to the City Engineer.
18. Golden Haven Drive is classified as a four-lane urban major street. The subdivider shall dedicate 98 feet of right-of-way and shall provide 78 feet of outside curb to outside curb width, curb, gutter; 64 feet of pavement; a 14-foot-wide raised median and a 5-foot-wide contiguous sidewalk within a 10-foot curb to property line distance, satisfactory to the City Engineer.
19. The subdivider shall construct the offsite connecting segment of Golden Haven Drive (generally to the southwest of the subdivision boundary and meeting the existing improved Golden Haven Drive right-of-way) satisfactory to the City Engineer.
20. The subdivider shall construct traffic signals at the following intersection locations:
  - Golden Haven Drive and Renaissance Avenue, and
  - Golden Haven Drive and Judicial drive, and
  - Judicial drive and private Drive "A."
21. All construction related traffic for the project is prohibited from using Golden Haven Drive, Shoreline Drive, or Renaissance Avenue. To preclude the use of Golden Haven Drive by construction related traffic, the subdivider shall install a barricade across Golden Haven Drive. The subdivider shall maintain the barricade across Golden Haven Drive until the first occupancy permit is issued for the project.

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22. La Jolla Village Drive is classified as an 8-lane primary arterial. The subdivider shall construct improvements to provide five eastbound lanes and a bike lane for La Jolla Village Drive from Judicial Drive to the I-805 interchange. The applicant shall dedicate a minimum of 21 feet of right-of-way and shall provide 21 feet of pavement, curb, gutter; and a 5-foot-wide contiguous sidewalk within a 10-foot curb to property line distance, satisfactory to the City Engineer.
23. The project shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 769830, filed January 30, 1997) and the amendment to Council Policy 200-18 approved by City Council on January 10, 2000.
24. Prior to the recordation of the Final Map, the subdivider shall vacate all easements identified on the Easement Vacation Plat and concurrently process a land sale for those easements identified by City to be owned in fee. The easement shall be vacated at the fair market value as determined by the Real Estate Assets Department.
25. The subdivider shall submit an offsite letter of permission to grade and construct a brow ditch adjacent to Lot 10 and Lot 11, and shall provide an offsite letter of permission to grade and construct a retaining wall adjacent to Golden Haven Drive.
26. The subdivision shall build an access way on the proposed right-of-way of Judicial Drive to provide access to the project site for all construction-related traffic. To preclude the use of Golden Haven Drive by construction-related traffic, the subdivider shall install and maintain a barricade across Golden Haven Drive until issuance of the first occupancy permit for the project. The subdivider shall obtain a traffic control permit for the construction traffic, to the satisfaction of the City Engineer.
27. All driveways on Golden Haven Drive and Judicial Drive shall be installed in accordance to San Diego Regional Standard Drawings G-14, G-16 and SDG 114.
28. WATER REQUIREMENTS:
  - a. The subdivider shall design and construct a system of 12-inch water mains within Judicial and Golden Haven Drives, connecting to existing water facilities at three locations, in accordance with the accepted water study for La Jolla Crossroads, in a manner satisfactory to the Water Department Director. If three connections cannot be made, then, in lieu of parallel water mains, the subdivider shall install a system of 16-inch water facilities to existing water facilities at two locations satisfactory to the Water Department Director. Public water facilities, as shown on the approved tentative map, will require modification based on the accepted water study and existing conditions.

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- b. All on-site water facilities shall be private, including fire hydrants. Meters shall be located within or adjacent to the Judicial Drive right-of-way.
- c. The subdivider shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer. If more than two fire hydrants or thirty dwelling units are located on a dead-end main then the subdivider shall install adequate facilities to provide a redundant water supply.
- d. The subdivider agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Design Guide. Proposed facilities that do not meet the current standards shall be private or redesigned.
- e. The subdivider shall grant adequate water easements, including vehicular access to each appurtenance (meters, blow offs, air valves, etc.), for all public water facilities that are located within easements, satisfactory to the Water Department Director. Vehicular access roadbeds shall be a minimum of 24 feet wide and fully paved. No trees, shrubs or structures of any kind shall be installed in or over any easement utilized for access.
- f. The subdivider shall provide evidence, satisfactory to the Water Department Director, indicating that each lot will have its own water service or provide CC&Rs for the operation and maintenance of on-site private water facilities that serve more than one lot.
- g. All common areas and/or open spaces that require irrigation shall be irrigated with reclaimed water as specified in City Council Ordinance No. O-17327. The subdivider shall design and install a reclaimed water distribution system within the subdivision in accordance with "Rules and Regulations for Reclaimed Water Use and Distribution within the City of San Diego," satisfactory to the Water Department Director. The irrigation system shall be designed to allow the conversion from potable to reclaimed water service and avoid any cross connections between the two systems.
- h. Providing water for this development is dependent upon prior construction of certain water facilities in previously approved developments in the area. If facilities have not been constructed when required for this development, then the construction of certain portions of these previously approved water facilities, as required by the City Engineer, will become off-site improvements required for this development's water.

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29. SEWER REQUIREMENTS:

- a. Prior to the approval of improvement drawings, including grading plans, the developer shall submit plans for a Special Facilities plan check, per the City's sewer design guide, for the relocation of the Rose Canyon Trunk Sewer, satisfactory to the Metropolitan Wastewater Department Director, including proposed junction structures and odor control facilities (if required).
- b. Prior to the submittal of improvement plans, including grading plans, the subdivider shall provide structural calculations, including a pipe failure analysis signed by the project's structural engineer, that the proposed building structure on Lot 1 can withstand a pipeline failure of the Rose Canyon Trunk Sewer and demonstrate that loading from the structure will not impact the existing sewer facilities, satisfactory to the Metropolitan Wastewater Department Director.
- c. The subdivider shall provide a contingency plan identifying procedures to be taken in the event that a break in the Rose Canyon Trunk Sewer occurs, satisfactory to the Metropolitan Wastewater Department Director.
- d. The subdivider shall provide an indemnification agreement that indemnifies the City against any damages or claims that may arise due to the placement of the proposed structure in Lot 1 over the existing 48-inch and 36-inch gravity sewer mains, satisfactory to the Metropolitan Wastewater Department Director.
- e. The subdivider shall install all facilities, as required by the accepted sewer study, necessary to serve this development. Sewer facilities, as shown on the approved tentative map, will require modification based on the accepted sewer study.
- f. The subdivider agrees to assume full responsibility for any damage caused to or by the existing trunk sewers as a result of the construction activities associated with this development.
- g. The subdivider agrees to design all proposed public sewer facilities in accordance with established criteria in the most current edition of the City of San Diego sewer design guide. Proposed facilities that do not meet the current standards shall be private or redesigned.
- h. The subdivider shall grant adequate sewer, and access easements, including vehicular access to each manhole for all public sewer facilities that are located within easements, satisfactory to the Metropolitan Wastewater Department Director. Vehicular access roadbeds shall be a minimum of 20 feet wide and

surfaced with suitable approved material, satisfactory to the Metropolitan Wastewater Department Director. The minimum easement width for sewer mains with manholes is 20 feet. No structures of any kind shall be installed in or over any easement prior to the applicant obtaining an encroachment removal agreement. No trees, shrubs or structures of any kind shall be installed in or over any easement utilized for access.

- i. The subdivider shall process appropriate encroachment removal agreements for all encroachments (buildings, walls, fences, enhanced paving, landscaping, etc.) located within easements, satisfactory to the Metropolitan Wastewater Department Director.
  - j. The subdivider shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each lot will have its own sewer lateral or provide CC&Rs for the operation and maintenance of on-site private sewer facilities that serve more than one lot.
30. The subdivider shall obtain a bonded engineering permit from the City Engineer for the grading proposed with this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
  31. The drainage system proposed for this project, as shown on the approved TM is subject to approval of CalTrans and the City Engineer. Because the drainage system proposed for this project receives tributary drainage from the CalTrans I-805, CalTrans will provide a letter of approval to the City of San Diego stating: "We are satisfied with the applicant's plans for improvements within The La Jolla Crossroads site" before the City issues permits for the work. A signature block will be provided on the improvement plans for CalTrans.
  32. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 92-08-DWQ (NPDES General Permit No. CAS000002), *Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity*. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be developed and implemented concurrently with the commencement of grading activities, and a complete and accurate Notice of Intent (NOI) shall be filed with the SWRCB. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received.

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In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 92-08-DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 92-08-DWQ.

33. The applicant shall comply with the Mitigation, Monitoring and Reporting Program (MMRP) attached to the Final Environmental Impact Report (EIR) LDR No. 99-0647 dated August 14, 2000, and revised November 21, 2000, satisfactory to the City Manager and the City Engineer.
34. The subdivider shall submit complete landscape construction documents, including plans, details, and specifications (including a permanent automatic irrigation system unless otherwise approved), for the required right-of-way and median (if applicable) improvements, slope revegetation and hydroseeding of all disturbed land in accordance with the Landscape Technical Manual, to the satisfaction of the City Manager. The landscape construction documents shall be in substantial conformance with Exhibit A, the Landscape Concept Plan, dated November 21, 2000, on file in the Office of the Development Services Department. The applicant shall assure by permit and bond the installation of landscaping per landscape construction documents.
35. The subdivider shall identify on a separate sheet titled "Non-title Sheet," the brush management areas in substantial conformance with Exhibit "A," PID Design Guidelines, dated November 21, 2000, on file in the Office of the Development Services Department. This area is east of the PID in the "not-a-part" parcel. These brush management areas shall be identified with a hatch symbol with no specific dimensions or zones called out. The following note shall be provided on the "Non-title sheet" to identify the hatched areas: "Indicates fire hazard zone(s) per Section 142.0412 of the Land Development Code."
36. The subdivider shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A," PID Design Guidelines, dated November 21, 2000, on file in the Office of the Development Services Department.
37. The subdivider shall submit a complete set of brush management construction documents for the PID for approval to the City Manager and the Fire Marshall. The construction documents shall be in substantial conformance with Exhibit "A," PID Design Guidelines, dated November 21, 2000, on file in the Office of the Development Services Department, and shall comply with the Uniform Fire Code, the Landscape Standards, and the Land Development Code section 142.0412 (Ordinance No. 18451).
  - The Brush Management Program shall consist of two zones consistent with the Brush Management regulations of Land Development Code section 142.0412 and

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Exhibit "A," PID Design Guidelines, dated November 21, 2000, on file in the Office of the Development Services Department.

- The construction documents shall conform to the Architectural features as described in Land Development Code section 142.0412(d).
  - Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc) are not permitted while non-combustible accessory structures may be approved within the designated Zone One area, subject to Fire Marshall and City Manager's approval.
38. The subdivider shall enter into an Affordable Housing Agreement with the City Manager of the City of San Diego, or designee, and the Chief Executive Officer of the San Diego Housing Commission, or designee. The executed Affordable Housing Agreement shall record concurrent with filing of the first final map.

**FOR INFORMATION:**

- This development may be subject to the payment of School Impact Fees at the time of issuance of building permits, as provided by California Government Code section 53080(b) (Statutes of 1986, Chapter 887), in accordance with procedures established by the Director of Development Services Department.
- This development may be subject to payment of a park fee prior to the filing of the final subdivision map in accordance with San Diego Municipal Code section 102.0406 et seq. This property is also subject to a building permit park fee in accordance with San Diego Municipal Code section 96.0401 et seq.
- This development may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.
- This tentative map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.