

(R-2003-672) Cor.Copy2
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RESOLUTION NUMBER R-297249

ADOPTED ON OCTOBER 29, 2002

WHEREAS, Pardee Construction Company, Owner/Permittee, filed an application with the City of San Diego for Site Development Permit [SDP]/Planned Development Permit [PDP] No. 40-0644 to construct 289 multi-family dwelling units known as the Savannah Terrace project, on portions of a vacant 28.69-acre site located at the northeast corner of Sabre Springs Parkway and Poway Road, and legally described as Parcels 1 and 2, Parcel Map No. 17661 and Lots 4 and 5 of North Creek, Areas 14, 15, 16, 17, and 18, Unit No. 1, Map No. 12937, in the Sabre Springs Community Plan area, in the RM-2-5 zone; and

WHEREAS, on June 13, 2002, the Planning Commission of the City of San Diego considered Site Development Permit/Planned Development Permit [SDP/PDP] No. 40-0644 and Multiple Habitat Planning Area [MHPA] boundary line adjustment, and pursuant to Resolution No. 3331-PC voted to recommend City Council denial of the permit; and

WHEREAS, the matter was set for public hearing on October 29, 2002, 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 it adopts the following findings with respect to SDP/PDP No. 40-0644:

**A. SITE DEVELOPMENT PERMITS - SAN DIEGO MUNICIPAL CODE [SDMC]/
LAND DEVELOPMENT CODE [LDC] SECTION 126.0504**

1. The proposed development will not adversely affect the applicable land use plan.
The proposed Savannah Terrace project has been designed in harmony with the Sabre Springs

Community Plan, implements its plan, goals and policies, and therefore will not adversely affect the land use plan. The Savannah Terrace project is located in the western section of the 1,514 acre Sabre Springs Community Plan area. The Sabre Springs Community Plan designates up to 352 dwelling units for this site with projected densities in the low-medium and medium residential development categories, with the existing surrounding areas occupied with residential, commercial, park and open space uses. The Savannah Terrace project implements the goals and policies of the Sabre Springs Community Plan by creating a planned residential development that accommodates a substantial share of the housing needs within the community and is located in close proximity to the transportation network. The proposed development is located in areas that have been previously graded whereby environmentally sensitive areas have been respected. As a result, the proposed development will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The proposed development as currently designed will not be detrimental to the public health, safety and welfare. The proposed project, together with the existing surrounding land development (grading design, provision of roadways, utilities, drainage infrastructure, preservation of open space, etc.) in the Community Plan area, have been designed to conform with a wide variety of the City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety and welfare. The Savannah Terrace project has been reviewed by City staff, and is consistent with the City's policies and requirements in providing for a healthy pedestrian environment. In addition, prior to the actual construction of residential units on the subject property, City staff will review building permit plans against the Uniform Building Code to assure that structural, mechanical, electrical, plumbing, and access components of the project are designed to protect the public's health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the SDMC/LDC. The proposed Savannah Terrace project has been designed to comply with the regulations of the SDMC/LDC including requirements for height, street design, open space, grading, landscaping, parking, etc. The project will be implemented in compliance with the regulations of the SDMC/LDC. Implementation of the proposed project requires a deviation from the SDMC/LDC for side-yard and rear-yards setbacks. These deviations will be granted in accordance with the provisions of the Planned Development Ordinance.

B. SUPPLEMENTAL FINDINGS - ENVIRONMENTALLY SENSITIVE LAND

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands. The proposed residential development is at a location and scale consistent with the Community Plan. As a result, the site is physically suitable for the design and siting of the proposed project. The entire site has been previously graded however, during its dormancy sensitive vegetation appeared in some relatively isolated interior slope areas. The project, as proposed, will not impact these areas. Therefore, the development will result in minimum disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards. The project site has been entirely graded. Therefore, alteration of natural land forms will be minimized. Thorough previous geotechnical reviews of the property did not identify any geologic or seismic hazards. There is no flood plain mapped on the property. Fire protection with respect to finished landscaping and required fire protection water supplies will be provided. Based on the current development plan and the condition of the site as described above, the proposed development will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands. Consistent with the adopted Sabre Springs Community Plan, the development footprint has been sited on those portions of land that have been previously graded. The project as proposed will not adversely impact adjacent environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program [MSCP] Subarea Plan. Through the implementation of the Savannah Terrace project the MHPA preserve boundary and the project boundary will be consistent. The project includes an MHPA boundary adjustment for the dedication of 5.2 acres to the MHPA preserve. As a result, the project, as proposed, will contribute approximately 5 additional acres to the MHPA preserve area as well as comply with the MHPA Land Use Adjacency Guidelines.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. This development is several miles from the public beaches and the local shoreline therefore it is unlikely that onsite development will contribute to erosion of the public beaches or adversely impact the local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development. Mitigation for impacts to sensitive biology (0.10 acres) is being provided within the MHPA preserve area that is being added with this project. Future noise impacts to residences adjacent to Poway Road will be mitigated with the incorporation of noise walls, where applicable, and architectural enhancements to specific units affected. Thus all mitigation reasonably related to and calculated to alleviate negative impacts created by the proposed development has been or will be incorporated into the conditions of the Development Permits.

C. PLANNED DEVELOPMENT PERMIT SDMC/LDC SECTION 126.0604

1. The proposed development will not adversely affect the applicable land use plan. The proposed Savannah Terrace project has been designed in harmony with the Sabre Springs Community Plan, implements its plan, goals and policies, and therefore will not adversely affect the land use plan. The Savannah Terrace project is located in the western section of the 1,514 acre Sabre Springs Community Plan area. The Sabre Springs Community Plan designates up to

352 dwelling units for this site with projected densities in the low-medium and medium residential development categories, with the existing surrounding areas occupied with residential, commercial, park and open space uses. The Savannah Terrace project implements the goals and policies of the Sabre Springs Community Plan by creating a planned residential development that accommodates a substantial share of the housing needs within the community and is located in close proximity to the transportation network. The proposed development is located in areas that have been previously graded whereby environmentally sensitive areas have been respected. As a result, the proposed development will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The proposed development as currently designed will not be detrimental to the public health, safety and welfare. The proposed project, together with the existing surrounding land development (grading design, provision of roadways, utilities, drainage infrastructure, preservation of open space, etc.) in the Community Plan area, have been designed to conform with a wide variety of the City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety and welfare. The Savannah Terrace project has been reviewed by City staff, and is consistent with the City's policies and requirements in providing for a healthy pedestrian environment. In addition, prior to the actual construction of residential units on the subject property, City staff will review building permit plans against the Uniform Building Code to assure that structural, mechanical, electrical, plumbing, and access components of the project are designed to protect the public's health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the SDMC/LDC. The proposed Savannah Terrace project has been designed to comply with the regulations of the Land Development Code including requirements for height, street design, open space, grading, landscaping, parking, etc. A deviation from the Land Development Code requirements for rear-yard and side-yard setbacks is requested and is granted in accordance with the provisions of the Planned Development permit Ordinance.

4. The proposed development, when considered as a whole, will be beneficial to the community. The Savannah Terrace project, which proposes the development of 289 multi-family residences on a total of 28.69 acres will be designed and developed in accordance with the intent of the Sabre Springs Community Plan Design and Implementation Guidelines to assure that the residential theme, architectural character, interconnectivity and other development considerations and other functional concepts of the Sabre Springs Community Plan are implemented. Much of the land use pattern at Sabre Springs, including the Savannah Terrace project, is a consequence of comprehensive resource analysis, therefore development areas have been sited in response to a range of environmental considerations including sensitive land forms, steep slopes, wetlands, biological habitats and water courses. Overall, it is a plan designed to work with the natural environments to create pleasing neighborhoods and exceptional recreational facilities. The Savannah Terrace project implements the Sabre Springs Community Plan, and therefore will be beneficial to the Community as a whole.

5. Any proposed deviations pursuant to SDMC Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if

designed in strict conformance with the development regulations of the applicable zone.

The proposed Savannah Terrace project may require a minor deviation from the SDMC/LDC as it relates to brush management. A modified zone width has been proposed in order to avoid encroachment to the MHPA while maintaining all aspects of fire safety to the residences. In addition, a deviation from the Land Development Code requirements for rear-yard and side-yard setbacks will be implemented in accordance with the approved PDP to enhance the overall design of the project.

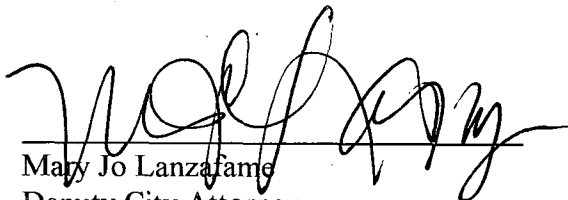
The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is overruled, and Site Development Permit/Planned Development Permit No. 40-0644 is granted to Pardee Construction Company, Owner/Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

BE IT FURTHER RESOLVED, that the MHPA boundary adjustment as shown on Vesting Tentative Map No. 40-0644 is approved.

APPROVED: CASEY GWINN, City Attorney

By



Mary Jo Lanza fame
Deputy City Attorney

MJL:pev
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Reviewed by Patricia Grabski