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(R-2016-558)
REV. COPY

RESOLUTION NUMBER R-310345

DATE OF FINAL PASSAGE APR 11 2016

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO DENYING THE APPEAL AND APPROVING THE VESTING TENTATIVE MAP NO. 1267874 FOR SANTA BARBARA PLACE RESIDENCES-PROJECT NO. 361595.

WHEREAS, SANTA BARBARA PLACE MB9, LLC, a Delaware Limited Liability Company, Subdivider, and LEPPERT ENGINEERING CORPORATION, Engineer, submitted an application to the City of San Diego for a vesting tentative map (Vesting Tentative Map No. 1267874), and to waive the requirement to underground existing offsite overhead utilities for the Santa Barbara Place Residences project. The project site is located at 825 Santa Barbara Place in the R-S Zone of the Mission Beach Planned District within the Mission Beach Precise Plan and Local Coastal Program Area, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the Parking Impact Overlay Zone (Coastal and Beach Impact Areas), the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. The property is legally described as: Lots D, E, F, G, H, and I in Block 107 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1651, filed in the Office of the County Recorder of San Diego County, December 14, 1914; and

WHEREAS, the Map proposes the Subdivision of a 0.34 acre site into 6 lots for a 12 unit residential condominium development; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act Sections 66490 and 66491(b)-(f) and San Diego Municipal Code Section 144.0220; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code Section 4125 and filed pursuant to the Subdivision Map Act. Each lot has 2 units and the total number of residential condominium dwelling units is 12; and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code Section 144.0242(c). The requested underground waiver of the existing overhead facilities qualifies under the guidelines of San Diego Municipal Code Section 144.0242 "Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities" in that: The conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility, and the conversion involves undergrounding of utilities that are already scheduled to occur in the near term as a utility company financed undergrounding project or as part of the City's utility underground program; and

WHEREAS, on January 21, 2016, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 1267874, including the waiver of the requirement to underground existing offsite overhead utilities, pursuant to San Diego Municipal Code Section(s) 125.0440 and 144.0240, and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; and

WHEREAS, the Planning Commission adopted the required findings and approved Vesting Tentative Map No. 1267874; and

WHEREAS, an appeal of the approval was filed; and

WHEREAS, on April 11, 2016, the City Council of the City of San Diego considered Vesting Tentative Map No. 1267874, including the waiver of the requirement to underground existing offsite overhead utilities, pursuant to San Diego Municipal Code Section(s) 125.0440 and 144.0240, and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the City Council having fully considered the matter and being fully advised concerning the same; and

WHEREAS, under Charter section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, after the City Council approved Coastal Development Permit No. 1267875 and Vesting Tentative Map No. 1267874 on April 11, 2016, the permits were appealed to the California Coastal Commission. The California Coastal Commission thus assumed jurisdiction over the Santa Barbara Place project as permitting authority and all references to Coastal Development Permit No. 1267875 are null and void; and

WHEREAS, the California Coastal Commission approved Coastal Development Permit No. A-6-MBE-16-0050 on October 12, 2017 with conditions. Special Condition 5 states that the California Coastal Commission's action has no effect on conditions imposed by the City of San Diego pursuant to an authority other than the Coastal Act that are not in conflict with the terms and conditions of the Coastal Development Permit No. A-6-MBE-16-0050. As a result, the City of San Diego, Development Services Department has determined that Vesting Tentative Map No. 1267874 remains in full force and effect; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the appeal is denied

and it adopts the following findings with respect to Vesting Tentative Map No. 1267874:

1. The proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of the applicable land use plan. The project site is located at 825 Santa Barbara Place in the R-S Zone of the Mission Beach Planned District (MBPD) within the Mission Beach Precise Plan (MBPP) and Local Coastal Program (LCP) Area. The R-S zoning designation allows for single family dwelling units, duplexes (two dwelling units in a single structure) and multiple dwelling units (restricted to a maximum of four dwelling units in any single structure including common wall construction on adjoining lots). The community plan designates the proposed project site for Residential use at 36 dwelling units per acre (du/ac). The project site, occupying 0.34 acres, could accommodate 12 dwelling units based on the community plan. The project site is comprised of six legal lots and could accommodate three, four unit buildings based on the underlying zone.

The project proposes the demolition of the 4,922 square foot educational building and the construction of three (3) three-story residential buildings comprised as fourplexes on the six legal lots. The project proposes a total of 12 units ranging from 1,265 to 1,345 square feet and all of the units are comprised of three bedrooms and three bathrooms. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. In addition, the project would contain sustainable building design measures to meet a Leadership in Energy and Environmental Design (LEED) Silver certification. Furthermore, the project incorporates many sustainable features in accordance with the City's General Plan Conservation Element.

The project is not requesting nor does it require any deviations or variances from the applicable regulations and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the proposed 12 unit residential condominium project would not adversely affect the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code. The 0.34 acre project site is located at 825 Santa Barbara Place in the R-S Zone of the MBPD within the MBPP and LCP Area. The project proposes the demolition of the 4,922 square foot educational building and the construction of three (3) three-story residential buildings comprised as fourplexes on the six legal lots. The project proposes a total of 12 units ranging from 1,265 to 1,345 square feet and all of the units are comprised of three bedrooms and three bathrooms.

The MBPP includes the following general recommendations for new residential development within the community planning area in order to retain its overall character: density limitation of 36 du/ac; yards/setbacks that are increased for structures over two stories; a floor area ratio (FAR) of about 1.0, with variations up to 1.2; a height limit of 35 feet; and a requirement that 20% of the lot area within residential development should be landscaped. These design recommendations were further refined and implemented in the form of the Mission Beach Planned Development Ordinance (MBPDO). The MBPDO provides for more specific design

measures based on the MBPP. For example, the MBPDO specifies a maximum FAR of 1.1, maximum lot coverage of 65%, and a building height restriction of 30 feet above grade (which is in accordance with the Coastal Height Limitation Overlay Zone). The project is not requesting nor does it require any deviations or variances from the applicable regulations and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site.

San Diego Municipal Code (SDMC) Section 144.0240(b)(5) allows the subdivider to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights-of-way. The waiver of the requirements to underground privately owned utility systems and services facilities qualifies under the guidelines of SDMC Section 144.0242(c)(1)(A) and (B) as follows: The conversion involves undergrounding of utilities that are already scheduled to occur in the near term as a utility company financed undergrounding project or as part of the City's utility underground program; and the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

The proposed subdivision shall be undergrounded and the waiver is being requested for the requirement to underground adjacent utilities serving the surrounding properties within the abutting public rights-of-way. The City's Undergrounding Master Plan designates the site within Block 2S2, which has been assigned Capital Improvement Project (CIP) ID No. UU982. On April 14, 2014, the City Council approved the undergrounding project for Block 2S2, which is currently in the pre-design status and has not started the construction phase. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (LDC).

3. The site is physically suitable for the type and density of development. The project site is located at 825 Santa Barbara Place in the R-S Zone of the MBPD within the MBPP and LCP Area. The R-S zoning designation allows for single family dwelling units, duplexes (two dwelling units in a single structure) and multiple dwelling units (restricted to a maximum of four dwelling units in any single structure including common wall construction on adjoining lots). The community plan designates the proposed project site for Residential use at 36 du/ac. The project site, occupying 0.34 acres, could accommodate 12 dwelling units based on the community plan. The project site is comprised of six legal lots and could accommodate three, four unit buildings based on the underlying zone.

The project site is comprised of 6 legal lots and was previously developed as the southern portion of the Mission Beach Elementary School. The elementary school function ceased in the summer of 1973, upon which the facility was converted to a special education school until at least the early 1980s. Upon closure of the site as an education facility, it was used for administrative purposes by the San Diego Unified School District (SDUSD) until 2013. The site and facilities are currently vacant. The surrounding properties have been previously graded and developed, and the surrounding neighborhood contains a broad mix of architectural styles and is comprised of predominantly multi-family residential developments.

The project proposes the demolition of the 4,922 square foot educational building and the construction of three (3) three-story residential buildings comprised as fourplexes on the six legal lots. The project proposes a total of 12 units ranging from 1,265 to 1,345 square feet and all of

the units are comprised of three bedrooms and three bathrooms. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. In addition, the project would contain sustainable building design measures to meet a LEED Silver certification and incorporates many sustainable features in accordance with the City's General Plan Conservation Element.

The site is not located within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA) and does not contain any Environmentally Sensitive Lands (ESL) as defined in SDMC Section 113.0103. The project proposes a maximum building height of 29 feet 11 inches, which complies with the regulations of the Coastal Height Limitation Overlay Zone (CHLOZ). The project site is located approximately 200 feet west of Mission Bay and approximately 480 feet east of the Pacific Ocean, and is not located between the sea and the first public roadway paralleling the sea. The project site does not abut the shoreline of Mission Bay or the Pacific Ocean and therefore would not alter or obstruct public views of these scenic resources from the beaches or boardwalks. The project site is surrounded by residential development with no identified public viewing area, vista, view corridor, or otherwise significant public views within the Mission Beach Precise Plan. The project is not requesting nor does it require any deviations or variances from the applicable regulations and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site.

A Master Environmental Impact Report (MEIR) No. 366139/SCH No. 2014081097 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines. The project was found to have potential significant impacts to Noise, Health and Safety, Historical Resources (Archaeology), Transportation/Circulation and Parking (Combined Project), and Land Use (Combined Project). A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project. However, construction noise was the only topic identified as being significant and unavoidable for each project individually and combined. The applicant has provided Draft Candidate Findings and Statement of Overriding Considerations to allow the decision maker to adopt the project with significant and unmitigated direct impacts related to Noise (Construction). Therefore, the proposed subdivision is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The 0.34 acre project site is located 825 Santa Barbara Place in the R-S Zone of the MBPD within the MBPP and LCP Area, the CHLOZ, and the Coastal Overlay Zone (Appealable Area). The project proposes the demolition of the 4,922 square foot educational building and the construction of three (3) three-story residential buildings comprised as fourplexes on the six legal lots. The project proposes a total of 12 units ranging from 1,265 to 1,345 square feet and all of the units are comprised of three bedrooms and three bathrooms.

The project site is not located within or adjacent to the MSCP MHPA and does not contain any ESL as defined in SDMC Section 113.0103. The project site is located approximately 200 feet west of Mission Bay and approximately 480 feet east of the Pacific Ocean, and is not located between the sea and the first public roadway paralleling the sea. The

project site does not abut the shoreline of Mission Bay or the Pacific Ocean. A MEIR No. 366139/SCH No. 2014081097 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines. The project was found to have potential significant impacts to Noise, Health and Safety, Historical Resources (Archaeology), Transportation/Circulation and Parking (Combined Project), and Land Use (Combined Project). A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project. However, construction noise was the only topic identified as being significant and unavoidable for each project individually and combined. The applicant has provided Draft Candidate Findings and Statement of Overriding Considerations to allow the decision maker to adopt the project with significant and unmitigated direct impacts related to Noise (Construction). Therefore, the subdivision and the proposed improvements would not cause substantial environmental damage or impact fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare. The project proposes the demolition of the 4,922 square foot educational building and the construction of three (3) three-story residential buildings comprised as fourplexes on the six legal lots. The project proposes a total of 12 units ranging from 1,265 to 1,345 square feet and all of the units are comprised of three bedrooms and three bathrooms. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. In addition, the project would contain sustainable building design measures to meet a LEED Silver certification and incorporates many sustainable features in accordance with the City's General Plan Conservation Element.

A MEIR No. 366139/SCH No. 2014081097 has been prepared for the project in accordance with State of CEQA guidelines. The project was found to have potential significant impacts to Noise, Health and Safety, Historical Resources (Archaeology), Transportation/Circulation and Parking (Combined Project), and Land Use (Combined Project). A MMRP would be implemented with this project. However, construction noise was the only topic identified as being significant and unavoidable for each project individually and combined. The applicant has provided Draft Candidate Findings and Statement of Overriding Considerations to allow the decision maker to adopt the project with significant and unmitigated direct impacts related to Noise (Construction) and MMRP is a condition of the approval.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Vesting Tentative Map (VTM) No. 1267874, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Therefore, the subdivision will not be detrimental to the public health, safety and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The project proposes the demolition of the 4,922 square foot educational building and the construction of three (3) three-story residential buildings comprised as fourplexes on the six legal lots. The project proposes a total of 12 units ranging from 1,265 to 1,345 square feet and all of the units are comprised of three bedrooms and three bathrooms. The 0.34 acre project site is located at 825 Santa Barbara Place and there are no existing easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities. The project proposes the demolition of the 4,922 square foot educational building and the construction of three (3) three-story residential buildings comprised as fourplexes on the six legal lots. The project proposes a total of 12 units ranging from 1,265 to 1,345 square feet and all of the units are comprised of three bedrooms and three bathrooms. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. In addition, the project would contain sustainable building design measures to meet a LEED Silver certification and incorporates many sustainable features in accordance with the City's General Plan Conservation Element. The proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing alternative energy resources, self-generation and other renewable technologies (e.g. photovoltaic) to generate electricity needed by the buildings and its occupants. Therefore, the proposed subdivision will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

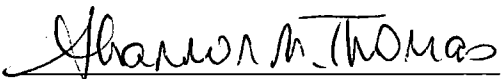
8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources. The project proposes the demolition of the 4,922 square foot educational building and the construction of three (3) three-story residential buildings comprised as fourplexes on the six legal lots. The project proposes a total of 12 units ranging from 1,265 to 1,345 square feet and all of the units are comprised of three bedrooms and three bathrooms. The decision maker has reviewed the administrative record including the project plans, MEIR No. 366139/SCH No. 2014081097, and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and; that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the proposed subdivision is consistent with the housing needs anticipated for the LJCP area.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council, Vesting Tentative Map No. 1267874, including the waiver of the requirement to

underground existing offsite overhead utilities, is hereby granted to SANTA BARBARA PLACE MB9, LLC, a Delaware Limited Liability Company, subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: JAN I. GOLDSMITH, City Attorney

By 
Shannon M. Thomas
Deputy City Attorney

SMT:als
04/15/2016
02/01/2018 Rev. Copy
Or.Dept: DSD
Doc. No.: 1264707_2

ATTACHMENT: Vesting Tentative Map Conditions

CITY COUNCIL
CONDITIONS FOR VESTING TENTATIVE MAP NO. 1267874; SANTA BARBARA
PLACE RESIDENCES - PROJECT NO. 361595

ADOPTED BY RESOLUTION NO. R- 310345 ON APR 11 2016

NOTE: After the City Council approved Coastal Development Permit No. 1267875 and Vesting Tentative Map No. 1267874 on April 11, 2016, the permits were appealed to the California Coastal Commission. The California Coastal Commission thus assumed jurisdiction over the Santa Barbara Place project as permitting authority and all references to Coastal Development Permit No. 1267875 are null and void.

NOTE: The California Coastal Commission approved Coastal Development Permit No. A-6-MBE-16-0050 on October 12, 2017 with conditions. Special Condition 5 states that the California Coastal Commission's action has no effect on conditions imposed by the City of San Diego pursuant to an authority other than the Coastal Act that are not in conflict with the terms and conditions of the Coastal Development Permit No. A-6-MBE-16-0050. As a result, the City of San Diego, Development Services Department has determined that Vesting Tentative Map No. 1267874 remains in full force and effect.

GENERAL

1. This Vesting Tentative Map will expire on October 12, 2020.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the Vesting Tentative Map expiration date, a Final Map to subdivide lots shall be recorded in the office of the County Recorder.
4. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Vesting Tentative Map and Final Map shall conform to the provisions of Coastal Development Permit No. A-6-MBE-16-0050.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify the Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or

proceeding, or if City fails to cooperate fully in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

7. This Vesting Tentative Map shall become effective only after the California Coastal Commission certifies an amendment to the Local Coastal Program required by this project.

PLANNING/DESIGN REQUIREMENTS

8. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption.
9. Prior to issuance of building permits, the construction documents shall note all criteria included in the design and construction of the project to meet a Leadership in Energy and Environmental Design (LEED) Silver Certification.

AFFORDABLE HOUSING

10. Prior to the issuance of any building permits, the Subdivider shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

ENGINEERING

11. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
12. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
13. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Vesting 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. RR-2973766.

14. Prior to foundation inspection, the Subdivider shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is consistent with Exhibit "A," satisfactory to the City Engineer.

MAPPING

15. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
16. "California Coordinate System" means the coordinate system as defined in Section 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."
17. The 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 First Order accuracy. These tie lines to the existing control shall be shown in relation to the 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.

INFORMATION:

- The approval of this Vesting Tentative Map by the City Council of 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 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24004495

Passed by the Council of The City of San Diego on APR 11 2016, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Sherri Lightner	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Gloria	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marti Emerald	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Date of final passage APR 11 2016

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

KEVIN L. FAULCONER
Mayor of The City of San Diego, California.

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

(Seal)

By , Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- **310345**