

RESOLUTION NO. 199036

WHEREAS, the tentative map of RIVER VIEW UNIT NOS. 1, 2 and 3, was filed in conjunction with a rezoning; and

WHEREAS, on October 29, 1969, the Planning Commission approved the rezoning as reflected on Zone Map Drawing No. B-2159.1, and modified the tentative map as submitted, and approved said modified map, P.C. TM 69-213, dated October 29, 1969; and

WHEREAS, subdivider appealed from the decision of the Planning Commission as said decision related to the tentative map, P.C. TM 69-213, dated October 29, 1969; and

WHEREAS, the rezoning application and tentative map appeal were heard by the City Council on February 10, 1970; and

WHEREAS, the City Council after considering all the facts and circumstances approved the rezoning by Ordinance No. 10245 (New Series), according to the original application as shown on Zone Map Drawing No. B-2159, and determined the tentative map should be approved as originally submitted; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, as follows:

The appeal from the decision of the Planning Commission relating to the tentative map of RIVER VIEW UNIT NOS. 1, 2 and 3, is hereby sustained and Council Map, TM 69-213, dated February 10, 1970, a three-unit, 153-lot (more-or-less) subdivision of portion of Section 24, Township 18 South, Range 2 West, S.B.B.M., located on the north side of Palm Avenue between Twining Avenue and proposed 805 Freeway in the A-1-10 and A-1-H Zones (proposed R-1-5 and C-1A), be, and it is hereby approved, subject to the following conditions:

1. Approval of this tentative map does not become effective until the effective date of the concurrent ordinance rezoning the property.

2. The General Conditions of Approval for Tentative Maps filed in the office of the City Clerk under Document No. 697179 shall be made a condition of map approval.

3. Palm Avenue shall be further dedicated to provide for an ultimate right-of-way width of 102 feet and shall be improved with 28 feet of pavement, curbs and sidewalk as required for a boundary street.

4. The frontage road in the subdivision to the west shall be terminated at its intersection with Twining Avenue.

5. Subdivider shall contact the State Division of Highways in order to coordinate the construction plans of Palm Avenue and grading plans of the subject subdivision with the future design for Interstate 805 for that portion adjacent to the subject subdivision.

6. All interior streets within the subject subdivision shall be constructed to City standards with pavement, curb and sidewalk as required for 50, 56 and 60-foot streets.

7. Electrical and telephone utilities shall be installed underground in accordance with Ordinance No. 10064 (New Series).

8. The new pavement schedule as specified in the City's Engineering Department Manual No. 1100-70 (Revised 7/6/67) shall be used to determine pavement thicknesses on all streets bounding or within the subject subdivision in lieu of the Schedule "B" or 3-inch over 6-inch type pavement as specified in the General Conditions for Tentative Maps under Document No. 697179.

9. Subdivider shall pay a water area charge per Resolution Nos. 165082 and 195672; and a sewer area charge per Resolution Nos. 159123 and 195671. He shall assign his contract with the California-American Water Company to the City of San Diego and shall deposit with the City \$68.00 for a water meter for each lot. Fire hydrants and other fire protection devices shall be installed as required by the City Utilities Department and the Fire Marshal.

10. All houses below 155-foot elevation must have pressure regulators in water pressure system No. 40.

11. Subdivider shall comply with the conditions of the Planning Department contained in City Clerk's Document No. 717910.

12. A six-foot solid masonry wall shall be installed where the proposed C-1A Zone abuts the single-family area.

BE IT FURTHER RESOLVED, that in connection with tentative map, RIVER VIEW UNIT NOS. 1, 2 and 3, Section 102.0209, paragraph 8 of the San Diego Municipal Code, permitting the omission of alleys at the rear of commercial lots, be, and it is hereby suspended.

APPROVED: JOHN W. WITT, City Attorney

By   
Frederick C. Conrad, Deputy

FEB 10 1970

Passed and adopted by the Council of The City of San Diego on \_\_\_\_\_, by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Helen Cobb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam T. Loftin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry L. Landt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floyd L. Morrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Martinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allen Hitch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Schaefer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Frank Curran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

FRANK CURRAN  
Mayor of The City of San Diego, California.

JOHN LOCKWOOD  
City Clerk of The City of San Diego, California.

(Seal)

By Elfa P. Hanel, Deputy.

Office of the City Clerk, San Diego, California

Resolution **199036** Adopted **FEB 10 1970**  
Number \_\_\_\_\_