

R-76-137

RESOLUTION NO. 213601

JUN 19 1975

WHEREAS, the Council of The City of San Diego finds that KNOLLWOOD ESTATES, the subdivision described below, together with the provisions for its design and improvement is consistent with the General Plan and Navajo Community Plan; NOW, THEREFORE,

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

1. That the City Council adopts those Findings of the Planning Commission set forth in the Report of the Planning Department, dated April 16, 1975, and found beginning at Page 2 of said Report, a copy of which is attached hereto and by this reference incorporated herein.

2. That said Findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the tentative subdivision map of KNOLLWOOD ESTATES, a 1-unit, 15-lot subdivision of a portion of Lot 70, Rancho Mission of San Diego, SCC 15191, located east of Mission Gorge Road and Margerum Avenue, in the R-1-20 Zone, be, and it is hereby approved, subject to the following conditions:

1. The expiration date for this tentative map is October 23, 1976.

2. The General Conditions of Approval for Tentative Maps filed in the office of the City Clerk under Document No. 744827 on September 10, 1973, shall be made a condition of map approval.

3. The pavement schedule as specified on Drawings G-58 and G-59 in the City of San Diego Standard Drawings, Document No. 735691, shall be used to determine pavement thicknesses on all streets bounding or within the subdivision.

4. Proposed street names shall be submitted to the Engineering and Development Department, Subdivision Section, for approval prior to submittal of the final map.

5. All grading and slope planting shall conform to the provisions of San Diego Municipal Code Section 62.0101 et seq. No slope shall be greater than 60 feet in vertical height without approval of the Planning Commission.

6. Undergrounding of public utility systems and service facilities is required according to San Diego Municipal Code Section 102.0221, Subsection 7.

7. This property is subject to a water capacity charge as specified in San Diego Municipal Code Section 67.72.

8. To comply with San Diego Municipal Code Section 102.0800 et seq. (Park Fees), the subdivider shall pay a fee of \$100.00 per lot prior to the filing of the final subdivision map. This property is also subject to Building Permit Park Fee in accordance with San Diego Municipal Code Section 88.0100 et seq.

9. Margerum Avenue shall be improved as a collector street varying in width from 64 feet of roadway, curb and sidewalk within 84 feet of right-of-way to 40 feet of roadway, curb and sidewalk

within 60 feet of right-of-way. Minimum improvements shall consist of additional pavement, curb, and sidewalk adjacent to the subdivision to complete the half-width improvement.

10. Cabaret Street shall be dedicated and improved as a collector street with 40 feet of pavement, curb and sidewalk within 60 feet of right-of-way. A temporary, offsite cul-de-sac shall be constructed at the easterly subdivision boundary for Cabaret Street, satisfactory to the City Engineer.

11. Larchwood Avenue east of Hillandale Drive shall be improved with additional pavement, curb and sidewalk to complete 40 feet of roadway within 60 feet of right-of-way.

12. Subdivider shall enter into a three-year option agreement with The City of San Diego in accordance with San Diego Municipal Code Section 102.0209, for the purchase of a neighborhood park, designated as Lot 15, approximately ten acres in size, as indicated on the approved tentative map. The option agreement shall be executed concurrently with the recording of the final map.

13. A geological and soils report shall be provided to demonstrate the stability of the site, considering both geological factors and soil properties.

14. A 12-inch AC water main shall be constructed in Margerum Avenue.

15. An 8-inch AC water main shall be constructed in Cabaret Street.

16. Fire hydrants shall be installed at locations satisfactory to the City Engineer.

17. An adequate sewer main shall be constructed in Margerum Avenue from Cabaret Street to connect to the existing manhole at Larchwood Avenue intersection to accommodate the diverted flow from east of the intersection of Margerum and Larchwood Avenues. The sewer main shall be designed to a peak flow of 0.42 MGD, satisfactory to the City Engineer.

18. Subdivider shall replace the existing temporary 6-inch ABS sewer within the subdivision with an adequately sized permanent sewer main to accommodate a peak flow of 0.24 MGD, satisfactory to the City Engineer.

19. Prior to the filing of the final map, Subdivider shall deposit cash with The City of San Diego in an amount to be determined by the City Engineer to cover this subdivision's share of the cost of reconstructing the existing undersized sewer main located offsite and west of the subdivision. The cash deposit will be reimbursed to the subdivider of Navajo Park Unit 1 or whoever reconstructs the sewer.

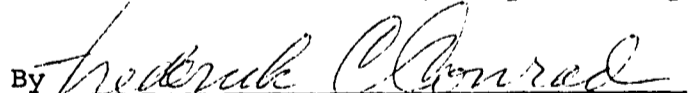
20. Subdivider shall provide detailed utilities reimbursement plats and cost estimates for the proposed water and sewer mains, satisfactory to the City Engineer, prior to the filing of the final subdivision map. The reimbursement agreement shall be acted upon concurrently with the filing of the final map. Lack of such an agreement will mean that the subdivider will not be reimbursed.

21. Subdivider shall pay a sewer area charge of \$20 per dwelling unit, plus interest, per Resolution 132235.

22. It is stipulated by developer of this subdivision, covered by this tentative map, that said developer will submit to The City of San Diego, concurrently with the executed subdivision improvement agreement, a letter from the San Diego Unified School District stating that developer has performed all required terms and conditions of the Agreement for financing public elementary school services, approved on March 21, 1972. It is further stipulated by developer of said subdivision covered by this tentative map that the final subdivision map need not be processed for final approval unless the letter referred to herein is submitted in accordance with this stipulation.

BE IT FURTHER RESOLVED, that the appeal of the AMERICAN HOUSING GUILD-SAN DIEGO, by F. G. Linton, Jr., Vice President, from the decision of the Planning Commission is hereby denied.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad, Chief Deputy

FCC:nb
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Or. Dept. Council
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Passed and adopted by the Council of The City of San Diego on JUN 19 1975,
 by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Gil Johnson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lee Hubbard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
Jim Ellis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jess D. Haro	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mayor Pete Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON
 Mayor of The City of San Diego, California.

EDWARD NIELSEN
 City Clerk of The City of San Diego, California.

By Kathleen Martinig, Deputy.

(Seal)

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Office of the City Clerk, San Diego, California

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