

RESOLUTION NO. 213866

JUL 24 1975

WHEREAS, the Council of The City of San Diego finds that the proposed subdivision described below, together with the provisions for its design and improvement, is consistent with the General Plan and the La Jolla Community Plan for the following reasons:

1. The area of the subdivision is shown on the General Plan and the La Jolla Community Plan for development of low density single family housing.
2. The area of the subdivision is zoned R-1-10, which is consistent with the aforesaid plans.
3. The area is proposed for development at a density consistent with the zoning and the aforesaid plans.
4. The tentative map provides street access to the development which satisfies the needs of the area without the necessity of disrupting the neighborhood by the creation of a thoroughfare on Pacifica Drive.
5. The grading proposed has been modified to substantially reduce the fill areas adjacent to Croton Court.
6. The site is considered to be physically suitable for the type and density of development proposed because similar development has occurred for several years in the surrounding area without significant development problems and because geological investigations must be performed before final map approval.

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7. No evidence has been produced to indicate any serious health problems resulting from the development.
8. No evidence was presented to establish that the type of improvements or the design of the subdivision would conflict with the easements, acquired by the public at large for access through or use of the property within the proposed subdivision.

NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that CRESTA PACIFICA, a 1-unit, 39-lot, subdivision of a portion of Pueblo Lot 1788, located northerly of the terminus of Pacifica Drive and westerly of Highway 5 in the R-1-10 LC Zones, (LCP No. 57), be, and it is hereby approved subject to the following conditions:

1. 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.

2. 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 and within the subdivision.

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

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4. 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.

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

6. To comply with San Diego Municipal Code Section 102.0800 et seq. (Park Fees), the subdivider shall pay a fee of \$100 per dwelling unit prior to the final subdivision map. This property is also subject to building permit park fee in accordance with San Diego Municipal Code Section 99.0100 et seq.

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

8. This property is subject to a sewer capacity charge as specified in San Diego Municipal Code Sections 64.32.2 and 64.35.

9. Pacifica Drive from the west subdivision boundary to the "B" Street intersection shall be dedicated and improved as a local street with 36 feet of pavement, curb, and sidewalk within 56 feet of right-of-way.

10. "A" and "B" Streets and cul-de-sac portion of Pacifica Drive shall be dedicated and improved as local streets with 30 feet of pavement, curb, and sidewalk within 50 feet of right-of-way.

11. The subdivider shall construct a storm drain offsite to the development through Croton Court and Amity Street to Middleton Road, connecting to the existing storm drain system in Middleton Road, satisfactory to the City Engineer.

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

13. Construct an 8" AC water main in Pacifica Drive connecting to the existing water main in the westerly and southerly subdivision boundaries.

14. Construct supplementary water mains to serve all lots, satisfactory to the City Engineer.

15. The development shall sewer into the existing sewer main in Croton Court, satisfactory to the City Engineer.

16. Install fire hydrants at locations satisfactory to the City Engineer.

17. The subdivider shall underground existing power and telephone lines located along the southerly subdivision boundary in accordance with San Diego Municipal Code Section 102.0221, subsection 7, unless the waiver of undergrounding is obtained from the City Council. Prior to the submittal of the final subdivision map for City Council approval, the subdivider shall provide evidence that arrangements satisfactory to the City Engineer have been made with the appropriate company to underground their existing facilities.

18. Prior to recordation of any final subdivision map by the City Council, the subdivider shall provide evidence to the City Manager to insure that an affirmative marketing program is established.

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19. Prior to recordation of the final subdivision map the City shall receive from the San Diego Unified School District a letter stating that schools are available to serve the subdivision.

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

BE IT FURTHER RESOLVED, that the appeal of PACIFICA HOMEOWNERS ASSOCIATION and NORMAN W. BURCHARD is hereby denied.

APPROVED: JOHN W. WITT, City Attorney

By Frederick C. Conrad
Frederick C. Conrad, Chief Deputy

FCC:nb
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Or. Dept. Planning

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Passed and adopted by the Council of The City of San Diego on JUL 24 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 Martinez, Deputy.

(Seal)

Office of the City Clerk, San Diego, California

Resolution Number 213866 Adopted JUL 24 1975

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 1975 JUL 17 AM 9:13
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