

RESOLUTION NO. 215759

R.76-2160

APR 14 1976

WHEREAS, Resolution No. 215231, adopted by Council on January 29, 1976, directed the City Manager to negotiate to acquire certain property (Assessor's Parcel 426-70-14), to negotiate with the owner of Assessor's Parcels 426-70-20 and 426-70-21, for the possible trade of land in connection with a subdivision proposal for the area, requested the Councilman of the area and the affected property owners to reach a consensus regarding the ultimate development of the above parcels and surrounding neighborhood, and directed staff to review the plans for such proposed development and submit their objections, if any; and

WHEREAS, the intent of Resolution No. 215231, has been accomplished; and

WHEREAS, evidence has been submitted as Attachment A, relating to necessary public services; NOW, THEREFORE,

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

The City Manager is authorized and directed to enter into an exchange of property with Roy G. Andersen as described below and shown on the Proposed Tentative Subdivision Map <sup>Cambridge Colony</sup> Units 1-5, contingent upon the conditions subsequent, as listed below:

Property to be conveyed from City to Mr. Andersen:

1. Portion of Pueblo Lot 1205, shown as Parcel A on the southeast area of the map.

MICROFILMED

MAY 23 1978 00620

2. Developable portions of Assessor's Parcel 426-70-14, acquired by the City from the United Jewish Federation, and shown as Parcel B on the southern area of the map.

Property to be conveyed from Mr. Andersen to the City:

1. Portion of Assessor's Parcel 426-70-21, shown as Parcel C on the western area of the map.
2. Portions of Assessor's Parcels 426-70-20 and 419-37-2, along the hillside west of Genesee Avenue, and shown as Parcels D and E on the map.
3. Assessor's Parcel 419-37-3, along the east side of Genesee Avenue, and shown as Parcel F on the map.
4. Portions of Assessor's Parcels 419-31-6 and 419-31-14, and shown as Parcel G on the northwest area of the map.
5. Assessor's Parcel 419-31-15, and a portion of Assessor's Parcel 419-31-13, along the west side of Genesee Avenue, and shown as Parcel H on the map.

Conditions subsequent to the exchange of land between The City of San Diego and Roy G. Andersen:

1. Approval of a subdivision map substantially the same as Proposed Tentative Subdivision Map Cambridge Colony Units 1-5.
2. The City will expedite processing of the proposed map with consideration by the Subdivision Review Board no later than May 15, 1976.

MICROFILMED  
-2- MAY 23 1978

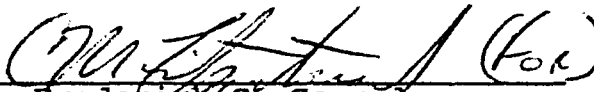
215759 00621

BE IT FURTHER RESOLVED, that the City hereby finds the requirements of Council Policy 600-10 are met with respect to the proposed subdivision.

BE IT FURTHER RESOLVED, that Mr. Andersen provide improvements on parcels conveyed to the City as shown on the map, notably:

1. Installation of a drainage ditch and grading and replanting of natural or semi-natural vegetation to restore Parcel C.
2. Improvement of access road with minimum 28-foot roadway and 4-foot sidewalk through Parcels D and E.
3. Installation of pedestrian paths through Parcel H from Genesee Avenue to the schools and park.

APPROVED: JOHN W. WITT, City Attorney

By  (for)  
Frederick C. Conrad  
Chief Deputy City Attorney

MICROFILMED

MAY 23 1978

215759

00622

ATTACHMENT A

EVIDENCE SUBMITTED TO INDICATE THAT THE CAMBRIDGE COLONY/GENESEE HILLS SUBDIVISION MEETS THE REQUIREMENTS OF COUNCIL POLICY 600-10 "ADEQUACY OF PUBLIC SERVICES IN CONNECTION WITH DEVELOPMENT PROPOSALS."

Cambridge Colony/Genesee Hills Subdivision is proposed for approximately 376 single-family dwelling units on approximately 101 gross acres lying northerly of the east arm of Tecolote Canyon along both sides of Genesee Avenue with approximately 290 units on the mesa westerly of Mesa College and Genesee Avenue. Twenty-six acres are indicated for open space designation.

1. Council Policy 600-10 was adopted by Council because of lack of facilities in "newly-developed areas." The proposed development is in a well-established, developed area.
2. The proposed development is within and in accord with the Clairemont-Mesa Community Plan area, and is also in accord with the San Diego Progress Guide and General Plan. All of the area is zoned R-1-5 and is designated in the Plan for low density, 5-10 dwelling units per net residential acre. The proposed development will be 6.3 DU/NRA. If developed as a Planned Residential Development (PRD), nearly 800 units might result---twice the proposed density.
3. All area public facilities are in, and connecting and adjacent improvements are included in the proposed subdivision. (See Clairemont-Mesa and Kearny Vista Community Plan maps.)
4. The 1970 population of the Fifth Council District (which includes this project) was 96,265 persons. The 1975 Special Census reveals a Fifth District population of 88,678 persons, an absolute decline in population of 7,587 persons.

The Clairemont-East statistical area (which includes this project) average family size has declined from 3.8 persons in 1970 to 3.1 in 1975.

5. The Clairemont-East statistical area had a 1970 elementary school enrollment of 7,423 students. The October 1975 enrollment was 5,077, an absolute decline of 2,346 students, and a drop in ratio per hundred dwelling units from 77.3 in 1970 to 40.4 at present.

This declining trend in students in the project area should continue, as it has city-wide. Current city-wide ratios of students per hundred dwelling units are: elementary - 25.4; junior high - 11.4; senior high - 10.3.

The proposed dwelling units are anticipated to cost upwards from \$60,000. Although definitive statistics do not exist, general statistical observations indicate such higher cost housing generates significantly fewer school children.

**MICROFILMED**  
**MAY 23 1978**

**215759**

**00623**

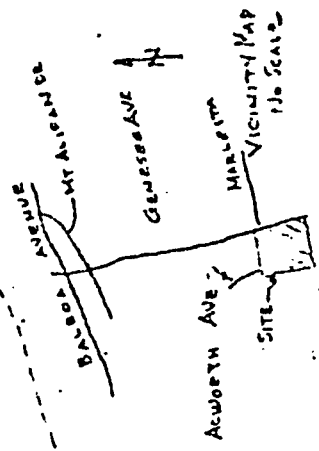
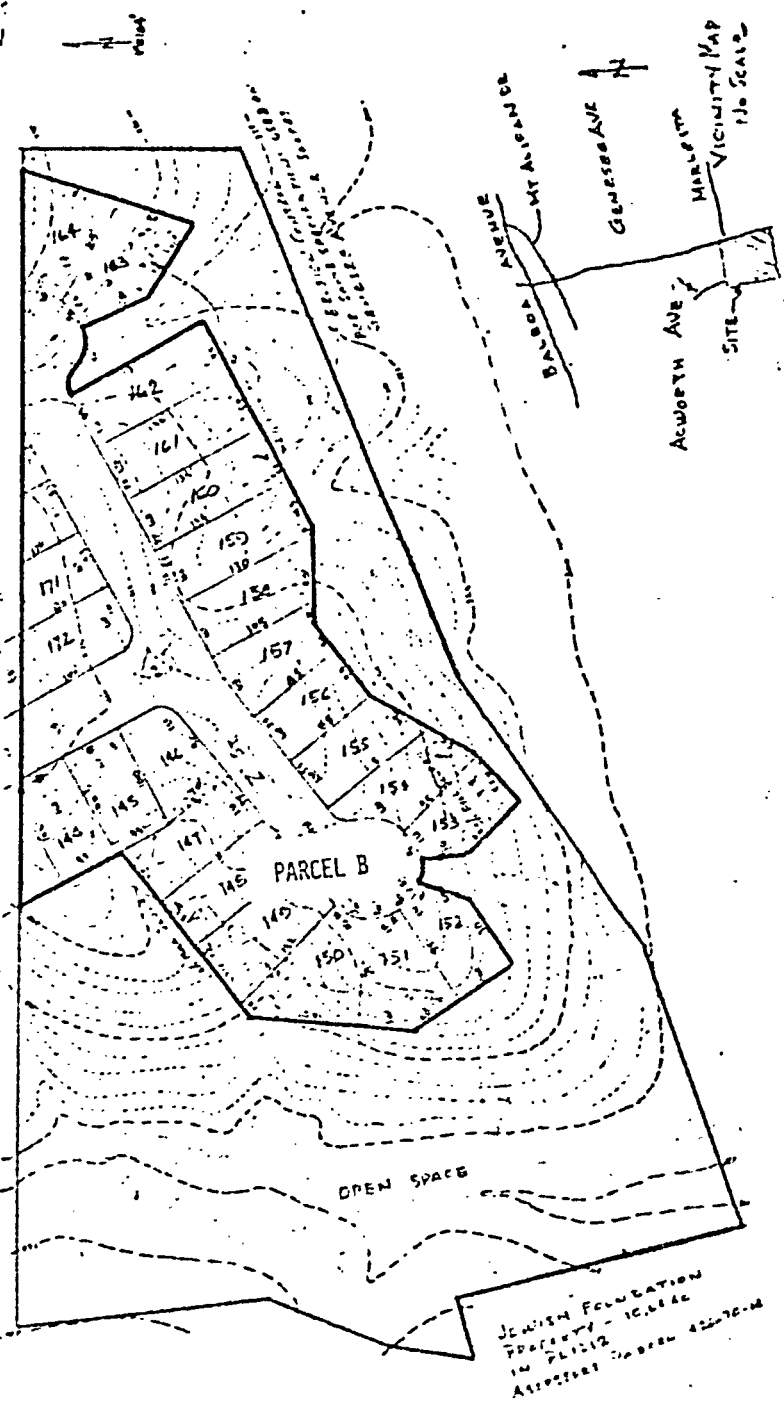
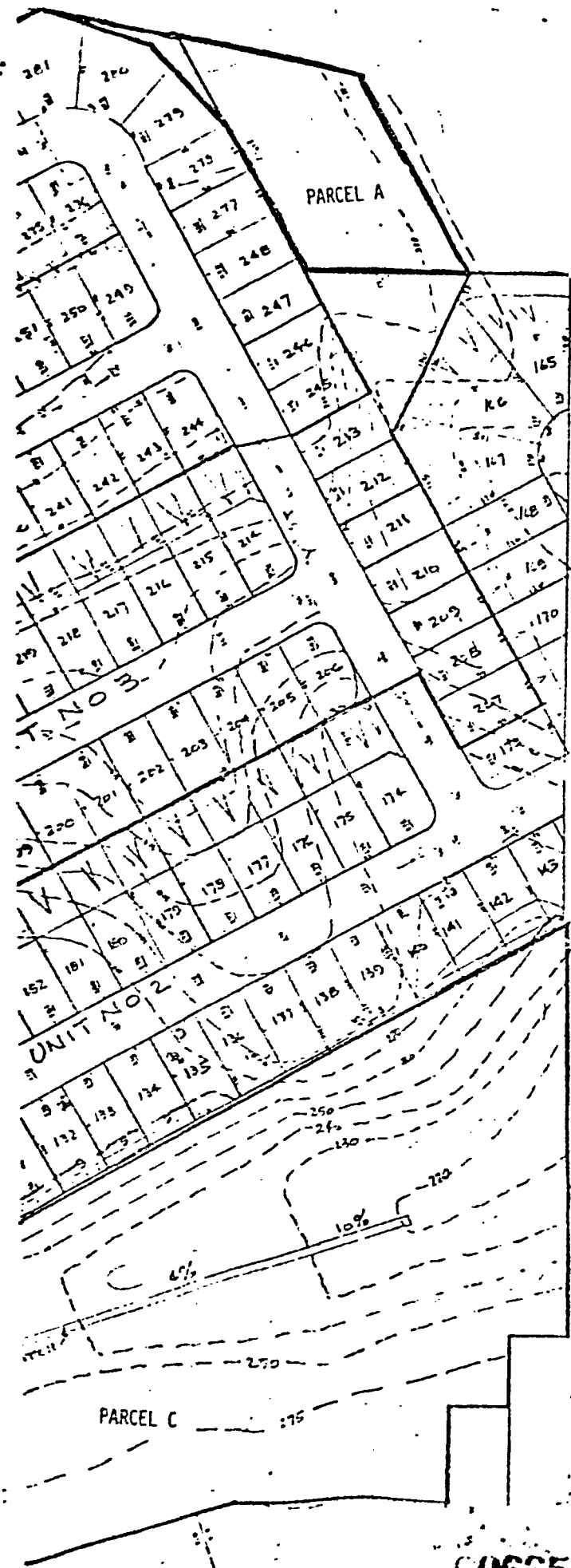
6. Letters of school availability for 339 dwelling units (anticipating 160 elementary students) were issued by the School District June 5, 1973, in connection with a previously proposed Cambridge Colony subdivision, and May 3, 1973, for 24 dwelling units (18 students) in connection with a previously proposed Valley Ridge subdivision, now included in the present proposal. The proposed 376 units would generate 152 elementary students (using the area's 40.4 ratio) and only 96 students (using the city-wide average, which may be more accurate for the future). At these ratios the 376 units would also generate 45 junior high and 39 senior high school students.
7. The signalized intersection on Genesee and pedestrian paths up the hill will facilitate safe, direct access for families on the east (as well as the west) of Genesee to Mount Acadia Park, Riley Elementary, and Hale Junior High Schools.
8. Phasing for the proposed development will be a maximum of 150 units by January 1977 at the very earliest, with a maximum of 100 additional units per year, and full development no earlier than Spring 1979.

(Data from City of San Diego Population and Land Use Bulletin)

**MICROFILMED**  
MAY 23 1978

215759

00624



**MICROFILMED**  
MAY 23 1978

TENTATIVE MAP OF CAMBRIDGE COLONY,  
UNITS NO. 1 THRU 4

BEING A PORTION OF PUBLIC LOTS 1204 AND 1205 OF THE PUBLIC  
LANDS OF SAN DIEGO IN THE CITY OF SAN DIEGO, COUNTY OF  
SAN DIEGO, STATE OF CALIFORNIA.

OWNER: BOB AND ANNE SMITH  
ENGINEER: SAME

TRICE GAMBITO CONSULTING  
LA JOLLA, CA 92037 PH 576-7244

0625

PARCEL D

UNIT NO. 4

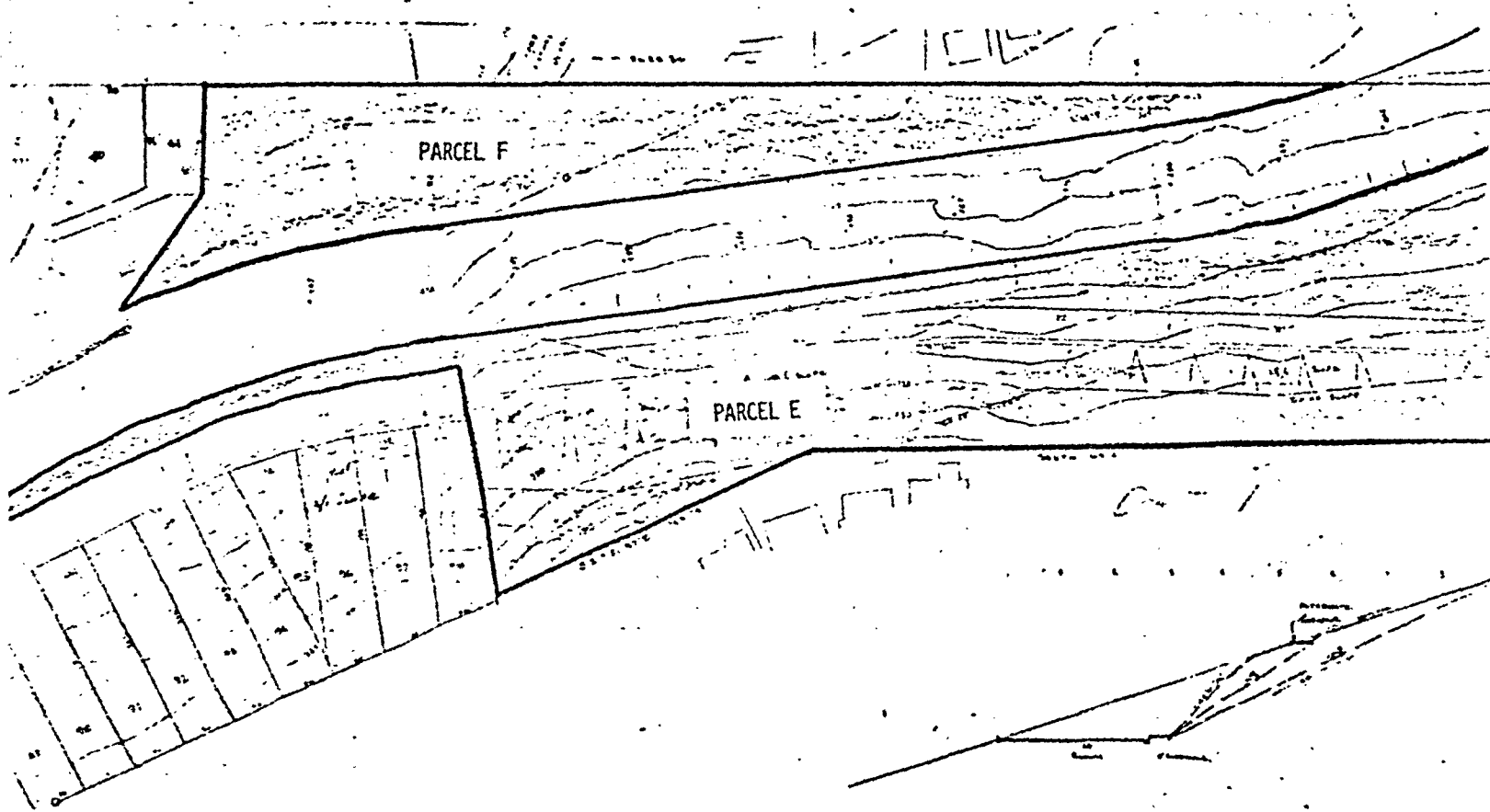


00626

MICROFILMED  
MAY 23 1978

NOTES:

UNIT NO. 1



A DIVISION OF PLATS  
 IN THE CITY OF SANDERS  
 TENTATIVE MAP OF  
 GENESSEE HILLS

ORACE ROSS ANDERSON CIVIL ENGINEER  
 SUPERVISOR SANDERS  
 CIVIL ENGINEER SANDERS

USE SINGLE FAMILY DWELLINGS

REVISIONS  
 1-1-78  
 2-1-78  
 3-1-78

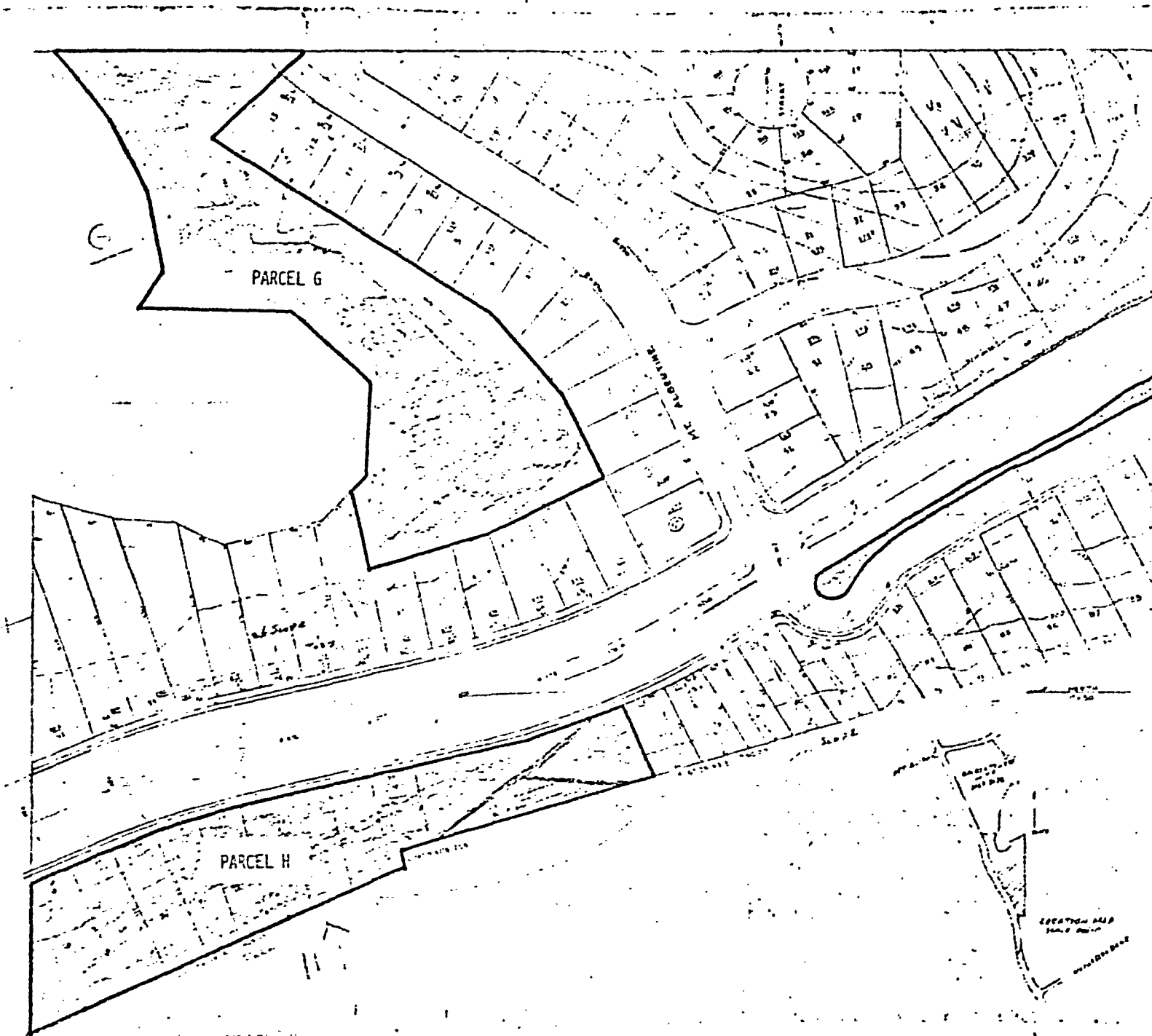
SD 164-773

MICROFILMED

MAY 23 1978

00627





MICROFILMED

MAY 23 1978

00628

Passed and adopted by the Council of The City of San Diego on APR 14 1976  
 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
Tom Gade	<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)

RECEIVED  
 1976 APR 13 PM 4:58  
 SAN DIEGO, CALIF.

Office of the City Clerk, San Diego, California

Resolution Number 215759 Adopted APR 14 1976

CC-1276 (REV. 12-75)

MICROFILMED  
 MAY 23 1978 00625