

RESOLUTION NO. 216391

R.77-450

JUL 13 1976

WHEREAS, NANCY R. ANDERSEN appealed the decision of the Planning Commission in denying the appeal of ROY G. ANDERSEN from the decision of the Subdivision Review Board denying the Tentative Subdivision Map of CAMBRIDGE COLONY UNITS 1-5, a 404-lot subdivision of portions of Pueblo Lots 1204, 1205 and 1212, located on both sides of Genesee Avenue at the intersection of Mt. Albertine Avenue and Marlesta Drive. The property is in the R-1-5 (portion in HR OVERLAY) Zone; and

WHEREAS, on June 24, 1976, the Planning Commission voted 5 to 1 to deny the appeal, the tentative map, and to sustain the Subdivision Review Board's decision; and

WHEREAS, on June 25, 1976, pursuant to the provisions of Section 101.0506 of the San Diego Municipal Code, NANCY R. ANDERSEN appealed the decision of the Planning Commission; and

WHEREAS, said appeal was set for public hearing on July 13, 1976, testimony having been heard, evidence having been submitted and the City Council having fully considered the matter and being fully advised concerning the same; and

WHEREAS, the City Council in considering said appeal is empowered by the provisions of Municipal Code, Section 102.0205 to affirm, reverse or modify in whole

or in part any determination of the Planning Commission, subject to the limitations as are placed upon the Planning Commission by the Municipal Code; NOW, THEREFORE,

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

That the City Council adopts findings of the Planning Commission on tentative subdivision map, CAMBRIDGE COLONY UNITS 1-5, as follows:

1. This tentative subdivision map will expire January 13, 1978.
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. To comply with the San Diego Municipal Code, Section 102.0800 et seq. (Park Fees), the subdivider shall pay a fee prior to the filing of the final subdivision map. This property is also subject to a Building Permit Park Fee in accordance with San Diego Municipal Code, Section 99.0100 et seq.

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

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

10. A soils report shall be provided to demonstrate the stability of the site.

11. As a condition of the filing of the final subdivision map for Unit 1, improve Genesee Avenue as a prime arterial street, with the following conditions:

SOUTHBOUND LANE REQUIREMENTS:

a. Permanent curb returns and sidewalks shall be constructed for Acworth Avenue intersection at their ultimate locations, satisfactory to the City Engineer.

b. A pavement flair section of length satisfactory to the City Engineer, with 6-inch AC berm, shall be constructed immediately north of Acworth Avenue intersection, widening from the existing 24-foot roadway to approximately a 39-foot roadway to meet the permanent curb return.

c. A 100-foot-long pavement taper section with 6-inch AC berm shall be constructed immediately south

of Acworth Avenue intersection, narrowing from a 32-foot roadway to a 24-foot roadway. The portion of Genesee Avenue south of the taper shall be widened adequately to provide 24 feet of roadway with 6-inch AC berm.

NORTHBOUND LAND REQUIREMENTS:

Construct a 300-foot-long left-turn pocket with raised curbs approaching Acworth Avenue intersection. The portion of Genesee Avenue south of the intersection shall be widened adequately to provide 24 feet of traveled roadway with 6-inch berm.

12. As a condition of the filing of the final subdivision map for Unit 5, dedicate and improve Genesee Avenue, with the following conditions:

a. The northbound lane of Genesee Avenue south of Mt. Albertine Avenue intersection shall be improved with additional pavement, curb, and sidewalk to provide 32 feet of traveled roadway.

b. A 400-foot-long pavement transition section, including curb and sidewalk, shall be provided for the northbound lane from the south property line of Lot 56 to the PCR of the existing left-turn pocket, located approximately 175 feet offsite and north of the subdivision boundary, to reduce the roadway width from 44 feet to 32 feet. In order to accomplish this, a reconstruction of a portion of the existing 18-foot-wide, raised center median, located north of and offsite to the subdivision, will be necessary.

c. The portion south of the 400-foot-long pavement transition section, the Mt. Albertine Avenue intersection shall be improved with additional pavement, curb, and sidewalk to provide 44 feet of northbound roadway and a 225-foot-long southbound left-turn pocket for Mt. Albertine Avenue. A variable-width, raised, median island shall be constructed for the entire length, satisfactory to the City Engineer.

13. As a condition of the filing of the final subdivision map for Unit 1, the subdivider shall provide complete traffic signalization on Genesee Avenue at the intersection with Acworth Avenue, satisfactory to the City Engineer.

14. As a condition of the filing of the subdivision map for Unit 1, dedicate and improve the portion of Acworth Avenue from the north property line of Lot 85 to the intersection with Genesee Avenue as a collector street, with the following conditions:

a. The width of the roadway shall be a minimum of 32 feet, with curbs on both sides and sidewalk on one side, within 47 feet of right-of-way.

b. The horizontal alignment and grade of the street shall be adequate to accommodate the future widening of Genesee Avenue, satisfactory to the City Engineer.

c. The street shall intersect Genesee Avenue at the location directly opposite to the future Mt. Albertine Avenue.

15. Dedicate and improve Accomac Avenue south of Acworth Avenue, Mt. Aclare Avenue, Mt. Acomita Avenue, Mt. Alvarez Avenue, "Y" Street, and Tamres Drive as local streets with 36 feet of pavement, curb, and sidewalk within 56 feet of right-of-way.

16. Accomac Avenue north of Acworth Avenue, the Mt. Alvarez Avenue cul-de-sac, and the Tamres Drive cul-de-sac shall be dedicated and improved as local streets with 30 feet of pavement, curb, and sidewalk within 50 feet of right-of-way.

17. Accomac Avenue north of Acworth Avenue, the Mt. Alvarez Avenue cul-de-sac, and "Z" Street shall be dedicated and improved as local streets with 30 feet of pavement, curb, and sidewalk within 50 feet of right-of-way.

18. Dedicate and improve Mt. Albertine Avenue as a collector street with 40 feet of roadway, curb, and sidewalk within 60 feet of right-of-way within the subdivision. The subdivider shall submit to the City Engineer an alignment and grade study for the future extension of Mt. Albertine Avenue to be connected to the existing portion of Mt. Albertine Avenue east of and off-site to the development.

19. Dedicate and improve Thornwood Street as a local street with pavement, curb, and sidewalk to complete the standard residential cul-de-sac.

20. "A" Street shall be dedicated and improved as a local street with 30 feet of pavement, curb, and sidewalk within 50 feet of right-of-way.

21. The City of San Diego and the subdivider shall complete the negotiations for sale and/or exchange of properties within the subdivision to provide City-owned open space at the southwest portion of the subdivision and at other locations shown on the approved tentative map, concurrently with the filing of the final subdivision map Unit 1.

22. Construct 12-inch AC water mains in Acworth Avenue east of Accomac Avenue, in Mt. Acomita Avenue, in Accomac Avenue south of Acworth Avenue, and "Z" Street, connecting to the existing water mains in Mt. Acomita Avenue and Tamres Drive.

23. Construct 8-inch AC water mains in all remaining streets within the subdivision, satisfactory to the City Engineer.

24. Construct a 12-inch AC water main in Genesee Avenue from the existing 12-inch AC water main, located north of and offsite to the subdivision, to the intersection with Fireway Drive, located offsite to the south of the subdivision. Construct an 8-inch AC cross-connection from the 12-inch AC water main to the existing 6-inch AC water main in Fireway Drive.

25. Construct 8-inch AC water mains in Mt. Albertine Avenue and "A" Street within the subdivision.

26. Extend the existing water main in Thornwood Street to the proposed cul-de-sac.

27. Install fire hydrants within the subdivision at locations satisfactory to the City Engineer.

28. Relocate the existing 8-inch VC sewer main in an alignment of the proposed Mt. Albertine Avenue, satisfactory to the City Engineer.

29. Fills in excess of 18 feet in vertical height over the existing sewer main in Mt. Albertine Avenue shall not be allowed without adequate protection of the main by encasement, satisfactory to the City Engineer.

30. Construct a system of gravity sewer mains within the subdivision adequate to serve all lots within the subdivision, satisfactory to the City Engineer.

31. A geological report, including fault study, shall be provided to demonstrate the stability of the site.

32. The area indicated as Parcel "C" shall be graded and replanted with native vegetation, satisfactory to the Park and Recreation Director and the City Engineer. The storm drainage in Parcel "C" shall be accommodated with a pipe and open-ditch system, satisfactory to the City Engineer.

33. Dedicate a 10-foot-wide right-of-way from Genesee Avenue to the school and park sites through Parcel "H" and improve with a 10-foot-wide PCC walkway, satisfactory to the City Engineer.

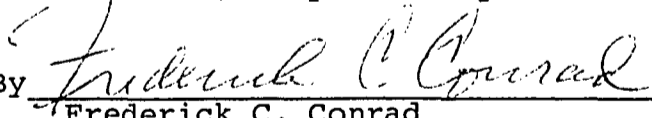
34. Prior to recordation of any final subdivision map by the City Council, the subdivider shall provide evidence to the City Manager to ensure that an affirmative marketing program is established.

BE IT FURTHER RESOLVED, by the Council of The City of San Diego, that the City Council reaffirms Resolution No. 215759, adopted April 14, 1976, and the supporting information attached thereto as Attachment A, except that paragraph 6 of said attachment is amended to read as follows:

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 letter of availability issued May 5, 1973, will no longer be honored by the San Diego Unified School District. 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 43 junior high and 39 senior high school students.

BE IT FURTHER RESOLVED, that by a vote of 6 to 0, the appeal of NANCY R. ANDERSEN is granted, and the decision of the Planning Commission to deny the appeal and sustain the decision of the Subdivision Review Board is hereby denied, and said tentative map is hereby granted.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
9/30/76 REVISED
T.M.76-11
Or.Dept. Clerk

Passed and adopted by the Council of The City of San Diego on JUL 18 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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)

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Office of the City Clerk, San Diego, California

Resolution Number 216391 Adopted JUL 18 1976