

BE IT RESOLVED, by the Council of The City of San Diego, that pursuant to California Public Resources Code, Section 21081, the following findings are made with respect to the environmental impacts identified in Environmental Impact Report No. 77-04-27P, as amended:

1. The significant effects (as defined by Section 21068 of the California Public Resources Code) of the proposed project, identified in Environmental Impact Report No. 77-04-27, as amended, may be mitigated or avoided entirely.

2. No economic, social or other considerations make infeasible the mitigation measures identified in the Environmental Impact Report, as amended.

3. The proposed parcel map boundaries have been realigned to be responsive to the physical constraints of the site's land form, reflecting the most sensitive utilization of the site.

4. The present proposal would significantly reduce or eliminate the potential for severe grading, the upper residential site requiring only minimal grading and the lower site only moderate grading in order to achieve legal access.

5. The proposed lots exceed the area requirements of the zone.

6. The proposed lots are irregular in shape and have less than thirty-foot minimum street frontage required by the zone. However, all the lots in the surrounding

neighborhood are irregular in shape, with a variety of street frontages, a number of which have less than the minimum street frontage requirements of the zone. Since there are comparable parcels in the immediate vicinity of the subject map, the map, as submitted, will not have an adverse effect, nor be in conflict with other properties in the surrounding neighborhood.

7. The proposed residence on the upper site will be located on an existing graded pad abutting an existing sheer cut approximately 30 feet in height. Construction of a residence which conforms to the natural setting and does not exceed the 30-foot height limitation will not significantly reduce the natural visual effect of the bluffs or terraces area.

8. The Torrey Pines trees on the proposed site may be transplanted or replaced, mitigating the impact of removal for the home construction to an insignificant level.

9. The proposed map is consistent with the General Plan and Torrey Pines Community Plan which designate the property for residential use.

10. The design and proposed improvements for the subdivision are consistent with the General Plan and Torrey Pines Community Plan and R-1-5 Zone and R-1-5 Zone Variance Development Regulations.

MICROFILMED

221286

JUN 27 1978

01210

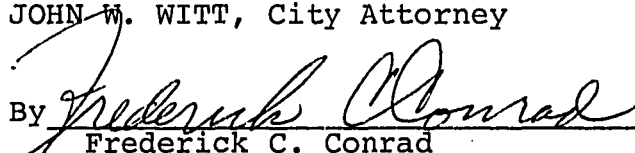
11. The site is physically suitable for residential development.

13. The design of the subdivision and the proposed improvements will not cause substantial environmental damage, based upon the findings of the Environmental Report EQD No. 77-94-27P Amendment.

14. The design of the subdivision and the types of improvements will not likely cause serious public health problems inasmuch as the map is consistent with R-1-5 Zone and requested R-1-5 Zone Variance and conforms with City development regulations.

15. The design of the subdivision and the type of improvements are such that they will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

APPROVED: JOHN W. WITT, City Attorney

By   
Frederick C. Conrad  
Chief Deputy City Attorney

FCC:clh  
8/8/78  
T.M. 77-116  
Or.Dept.:Clerk

MICROFILMED

221286 JUN 27 1978

01211

JUN 27 1978

Passed and adopted by the Council of The City of San Diego on .....  
by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Bill Mitchell	<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"/>
Bill Lowery	<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"/>
Fred Schnaubelt	<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"/>
Larry Stirling	<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.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By *Ray D. [Signature]*, Deputy.

MICROFILMED

Office of the City Clerk, San Diego, California

Resolution Number **221286** Adopted JUN 27 1978

RECEIVED  
CITY CLERK'S OFFICE  
1978 AUG -9 PM 2:01  
SAN DIEGO, CALIF.