

RESOLUTION NO. 221765

R.79-640

SEP 5 1978

Hillside Review Permit No. 112

WHEREAS, REAL PROPERTY FINANCIAL, INC., Owner, hereafter referred to as "Permittee," filed an application under Hillside Review Permit No. 112, to allow grading in the Hillside Review Overlay Zone (HR Zone) to allow development under the regulations of the R-2 Zone. The property is located on the east side of Curlew Street between Upas Street and Brookes Avenue and is more particularly described as a portion of Pueblo Lot 1123, Miscellaneous Map No. 36; and

WHEREAS, on July 27, 1978, the Planning Commission of The City of San Diego made its finding of facts, granted said Hillside Review Permit No. 112, and filed said decision in the office of the City Clerk on August 30, 1978; and

WHEREAS, on August 7, 1978, pursuant to the provisions of Section 101.0454 of the San Diego Municipal Code, PAGE NAUGLE appealed the decision of the Planning Commission; and

WHEREAS, said appeal was set for public hearing on September 5, 1978, and 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 the Municipal Code, Section 101.0454, to affirm, reverse or modify, in whole or in part, any determination of the Planning Commission, subject to the

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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, as follows:

All of the following facts exist with respect to Hillside Review Permit No. 112:

1. The proposed development would result in minimum disturbance of the natural terrain commensurate with the proposed use of the lot or premises.

The drainage ravines on-site have resulted in erosion and the undermining of a portion of the site. Corrective grading measures would be required along the full length of the ravines to accommodate any form of development on the property. Most of the grading proposed for this project would be the construction of the storm drain within the ravine. There would be minimal disturbance to the eastern portions of the property.

2. The grading and excavating proposed in connection with the development would not result in the soil erosion, silting of lower slopes, slide damage, flooding problems or severe cutting or scarring.

The proposed development would correct an existing severe erosion problem by the construction of the storm drain and the addition of fill material within an eroded ravine on-site. The applicant proposes to landscape all areas disturbed by the development with the combination of ground

cover, shrubs and trees: Landscaping would further mitigate further soil erosion, silting of lower slopes, slide damage or flooding problems currently existing on the site.


3. The proposed development would serve to preserve and enhance the natural environment and aesthetic qualities of the site.

The applicant proposed to retain a stand of eucalyptus trees at the rear of the property and retain much of the natural features of the portion of the site not affected by previous drainage runoff.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the appeal of PAGE NAUGLE is denied, and this Council does hereby grant to REAL PROPERTY FINANCIAL, INC., Owner and Permittee, Hillside Review Permit No. 112, in the form and with the terms and conditions as set forth in the permit attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By   
Frederick C. Conrad  
Chief Deputy City Attorney

CC:clh  
/29/78  
r.Dept.:Clerk

Passed and adopted by the Council of The City of San Diego on **SEP 5 1978**,  
 by the following vote:

| Councilmen                        | Yeas                                | Nays                                | Not Present                         | Ineligible               |
|-----------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Bill Mitchell                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| Maureen F. O'Connor               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Bill Lowery                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| Leon L. Williams                  | <input type="checkbox"/>            | <input checked="" 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"/> |
| <del>Larry Miller</del> Jess Haro | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" 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.

**CHARLES G. ABDELNOUR**  
 City Clerk of The City of San Diego, California.

(Seal)

By *Rita Andrews*, Deputy.

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| Office of the City Clerk, San Diego, California |   |
| Resolution Number .....                         | <b>221765</b> Adopted <b>SEP 5 1978</b> |