

WHEREAS, VIRGINIA ULRICH, et al, appealed the decision of the Planning Commission in approving the proposed Tentative Map for Ridgeway La Jolla which proposes a three-unit, 178-lot subdivision of portions of Pueblo Lots 1252, 1776, 1777, 1778 and 1787; and Parcel 1, Parcel Map No. 833, located on the east side of Soledad Mountain Road and the west side of I-5 in the R-1-10, R-1-20 and R-1-40 (HR) Zones, and within the boundaries of the La Jolla Community Plan; and

WHEREAS, IMPERIAL GROUP, INC., appealed the decision of the Planning Commission in approving said Tentative Map with the deletion of Unit 4; and

WHEREAS, on October 19, 1978 the Planning Commission voted 6-0 to approve the tentative map with the deletion of Unit 4, and filed said decision in the office of the City Clerk on October 27, 1978; and

WHEREAS, on October 23, 1978, pursuant to the provisions of Section 102.0308 of the San Diego Municipal Code, VIRGINIA ULRICH, et al, appealed the decision of the Planning Commission in approving the proposed Tentative Map; and

WHEREAS, on October 19, 1978, pursuant to the provisions of Section 102.0308 of the San Diego Municipal Code, IMPERIAL GROUP, INC. appealed the decision of the Planning Commission in denying the development of Unit 4; and

WHEREAS, said appeal was set for public hearing on November 7, 1978, 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

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WHEREAS, the City Council in considering said appeal is empowered by the provisions of Municipal Code, Section 102.0308, 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, that the City Council of The City of San Diego makes the following findings:

1. The proposed map is consistent with the General Plan and La Jolla Community Plan by virtue of the following:

a. The proposed project retains and preserves approximately 80% of the site in natural and landscaped open space.

b. The proposed density conforms with the very low density designation of zero to five dwelling units per acre.

2. The design and proposed improvements for the subdivision are consistent with the General Plan and the La Jolla Community Plan. The development, as a planned residential development, specifically carries out Recommendation 11 of the Residential Element of the La Jolla Community Plan.

3. The site is physically suitable for residential development. The design of the project and the physical layout of streets and buildings minimizes the amount of grading which will be necessitated on the hillside.

4. The site is suitable for the residential density of development. The very low density proposed for the development is consistent with the Residential Element of the La Jolla Community Plan and will not overburden the subject property.

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5. The design of the subdivision and the type of improvements will not cause substantial environmental damage. Based upon the findings and mitigation measures set forth in Environmental Impact Report EQD No. 78-03-36, the project has been designed so as to minimize any adverse environmental effects.

6. The design of this subdivision and the type of improvements will not be likely to cause serious public health problems inasmuch as the map is consistent with Planned Residential Development Permit No. 133. As expressed in the findings of the City Council adopted with Planned Residential Development Permit No. 133, detriment to the health or general welfare of the persons residing in the vicinity of the project site has been avoided by the proposal's overall design, including the layout of streets, structures and landscaping.

7. 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.

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

BE IT FURTHER RESOLVED, that based on above findings, the Tentative Map for Ridgeway La Jolla is hereby adopted, subject to the following conditions:

1. This map will become effective with the effective date of Planned Residential Development Permit No. 133, approved by the Planning Commission and will expire concurrently with the expiration date of same.

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

4. This property is subject to payment of a park fee prior to the filing of the final subdivision map in accordance with San Diego Municipal Code, Section 102.0406 et seq. This property is also subject to Building Permit park fee in accordance with San Diego Municipal Code, Section 99.0100 et seq.

5. Undergrounding of existing and/or proposed public utility systems and service facilities is required according to San Diego Municipal Code, Section 102.0404, Subsection 2.

6. The subdivider must provide a soils report as required by Section 102.0411, San Diego Municipal Code, and by Chapter 4, Article 7, California Subdivision Map Act, and a geological report on the subject property to determine the stability of the soil. Said soils and geological reports shall be reviewed and approved as follows:

a. All reports provided by the subdivider shall be reviewed and approved by a consultant retained by The City of San Diego. Said consultant shall make independent on-site tests and investigations if deemed necessary to his or her review and approval of said reports. The subdivider shall pay all costs incurred by the City in connection with said consultant.

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b. All reports provided by the subdivider which have been reviewed and approved by the consultant referred to in subparagraph "a." above, shall be submitted to the City Engineer for his review and approval. The City Engineer shall have thirty (30) days from submittal in which to act upon the reports. The failure to act upon the reports within said 30-day period shall be deemed approval.

7. In order to mitigate the concerns raised in the Environmental Impact Report concerning the entrance to this project, the subdivider will be required to provide a traffic signal on Soledad Mountain Road at the entrance. In connection with the traffic signalization, the subdivider will be required to improve Soledad Mountain Road approximately 400 feet southerly of the subdivision entrance to provide for four lanes of traffic, parking adjacent to the easterly curb line, and a southbound left-turn pocket, satisfactory to the City Engineer.

8. The subdivider must provide a system of private streets throughout the subdivision, sufficient to serve all dwelling units, at an alignment, grade and typical cross section as shown on the approved tentative map and as approved by the City Engineer. A guarded entry must be provided at the beginning of the private street system.

9. The subdivider must provide a paved emergency access road at an alignment and grade satisfactory to the City Engineer connecting to the southeasterly portion of Unit 3 with I-5, as shown on the tentative map. The roadway shall be minimum of 20-foot-wide, all weather surfacing, with lock gates at each end.

10. All open space and recreation areas within the subdivision must be maintained by a homeowners' association to be performed pursuant to Planned Residential Development Permit No. 133.

11. WATER REQUIREMENTS:

a. The subdivider must install a system of water mains throughout the subdivision sufficient to serve all dwelling units connecting to the following existing systems:

(1) Dwelling units above elevation 400 feet shall be served by the Soledad/Muirlands pressure zone (725 HGL) by connection to the existing 16-inch AC water main in Soledad Mountain Road.

(2) Dwelling units below elevation 400 feet shall be served by the La Jolla/Pacifica pressure zone (595 HGL) by connection to the existing 8-inch AC water main in Desert View Drive and the construction of a pressure-regulating station at elevation 400 feet.

b. The subdivider must install fire hydrants throughout the subdivision at locations satisfactory to the City Engineer.

c. The subdivider must provide 51-foot-wide water easements as required.

12. SEWER REQUIREMENTS:

a. The subdivider must install a system of gravity sewer mains throughout the subdivision sufficient to serve all dwelling units connecting off site through easements to the 8-inch VC advance freeway crossing at I-5.

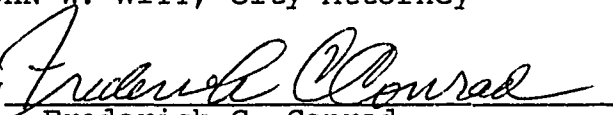
b. The subdivider must install approximately 700 feet of 8-inch VC sewer off site in Sante Fe Street, connecting to a manhole on the Rose Canyon trunk sewer.

c. The subdivider must provide an 8-inch VC sewer stubout at the northerly end of Lot 20 (Street "E") at an adequate grade to provide for future development northerly of the subdivision.

13. 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, that the appeals of VIRGINIA ULRICH, et al and IMPERIAL GROUP, INC. are hereby denied, and the decision of the Planning Commission to approve the proposed Tentative Map for Ridgeway La Jolla with the deletion of Unit 4 is sustained and affirmed.

APPROVED: JOHN W. WITT, City Attorney

BY 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
1/15/79
Or.Dept.:Clerk

NOV 7 1978

Passed and adopted by the Council of The City of San Diego on _____, 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fred Schnaubelt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Gade	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larry Stirling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lucy Killea	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON

Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By Betty Gooding, Deputy.

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Office of the City Clerk, San Diego, California

Resolution Number 222194 Adopted NOV 7 1978