

RESOLUTION NO. 222197

R.79-874

NOV 7 1978

WHEREAS, the San Diego City Council has conducted public hearings on October 3, 1978 and November 7, 1978, on the APPEALS of PATRICIA E. TEAZE and THEODORE R. and BETTY J. TATE from the decision of the PLANNING COMMISSION in GRANTING the application of FOREST W. BREHM, owner/permittee, under HILLSIDE REVIEW PERMIT NO. 114, for grading in the Hillside Review Overlay Zone to allow development under the regulations of the R-1-5 and R-1-40 proposed R-2 Zone. The property is more particularly described as a portion of LOT 67, RANCHO MISSION OF SAN DIEGO, S.C.C. NO. 348, located on the north side of I-8 between Waring Road and College Avenue; and

WHEREAS, at the said public hearing of November 7, 1978, the owner/permittee presented certain modifications to Hillside Review Permit No. 114, as contained in the new Exhibit A to said permit, which consists of a revised landscape plan, a revised plot plan, and a revised Tentative Map No. TM 77-342; and

WHEREAS, said modifications appear reasonable; NOW, THEREFORE,

BE IT RESOLVED that said City Council hereby grants the issuance of Hillside Review Permit No. 114 with those modifications presented at the Council hearing of November 7, 1978, and presented in said new Exhibit A, and that said Appeals of Patricia E. Teaze and Theodore R. Tate and Betty J. Tate are hereby denied; and

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BE IT FURTHER RESOLVED that this approval of Hillside Review Permit No. 114, as modified, does not constitute final approval by the City of the configuration, angle, or design of the proposed cement drainage channel and related improvements as shown on said new Exhibit A; and no such final approval shall ever be given until the owner/permittee submits more specific engineering and design specifications and supporting data to the City Engineer and to related City departments and such design specifications and supporting data is reviewed and found acceptable by appropriate City officials and by the City Council; and

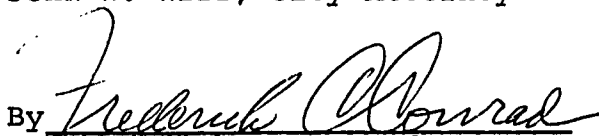
BE IT FURTHER RESOLVED that the City Council adopts the following findings in support of its approval of the modified Hillside Review Permit No. 114:

FINDINGS:

1. That the development will result in minimum disturbance of the natural terrain commensurate with the proposed use of the lot or premises. Of this total development area, 36.5 acres, approximately 14 acres is within the Hillside Review Zone. Of this, more than five acres will remain in a natural state and will be protected with an open space easement. The remaining developed areas within the Hillside Review Zone will be graded to create level building pads and the cut slopes created will blend with existing natural topography.
2. That the grading and excavation proposed in connection with the development will not result in soil erosion, silting of lower slopes, slide damage, flooding problems, or severe butting or scarring. The development of the proposed cut slopes is compatible with the natural gradient of this steep canyon wall. When revegetated with native plant types, the slopes should blend aesthetically with the existing slopes. The landscaping as proposed will reduce soil erosion and silting problems while the grading itself will reduce the hazard of the existing landslide area on the property.

3. That the proposed development will serve to preserve and enhance the natural environment and the aesthetic qualities of the site. Numerous existing slopes within the vicinity of the proposed project are at the gradient of the proposed slopes or are steeper. The proposed development, by establishing landscaping on the newly created slopes, will visually improve an area where previously created slopes are poorly maintained.
4. That said Findings are supported by the minutes, maps, and Exhibits (including the said new Exhibit A), all of which are herein incorporated by reference.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad

Chief Deputy City Attorney

FCC:sh
REV. 11/22/78
33-78-5
or. Dept. Clerk

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Passed and adopted by the Council of The City of San Diego on NOV 7 1978,
 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 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 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"/>
Joe D. Haro Lucy Killea	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Ineligible
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.

By Betty Saedberg, Deputy.

(Seal)

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