

RESOLUTION NO. 222469

R.78-2061
DEC 19 1978

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. 73-9-013C, as amended by Environmental Impact Report No. 73-9-013.1C, Mission Beach Precise Plan.

Air Quality: Because Mission Beach is highly automobile dependent, it is relatively energy inefficient and produces significant air pollutants. However, as an existing community, the nature and pattern of land uses which cause this situation have been firmly established. Thus, mitigation or avoidance of the impact is not capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic and technological factors.

Noise: Some areas of the community are subject to transportation noise above 65 dB CNEL, which is "normally incompatible" with residential use according to the noise element of the General Plan. Such noise would be subject to mitigation in new development by undergoing noise assessment through the environmental review process and by application of the noise attenuation requirements of the City's noise ordinance as it applies to attached dwelling units.

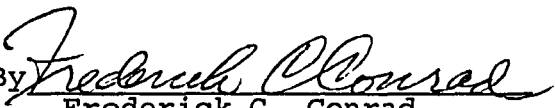
Land Use Coastal Access: The possible impact that increasing densities would reduce public access to the beach and bay would

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be mitigated by the density and floor area ratio requirements of the Planned District. The floor area ratio would permit bonuses if larger yards, more landscaping, and more parking are provided. This flexibility would provide opportunities for opening scenic views at the street level.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:SB:cc:clh
4/25/78
Or.Dept.:Planning

222469

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Passed and adopted by the Council of The City of San Diego on DEC 19 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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
Lucy Killea	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Betty Gresham, Deputy.

Office of the City Clerk, San Diego, California	
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