

RESOLUTION NO.

R-250954

R.80-1480

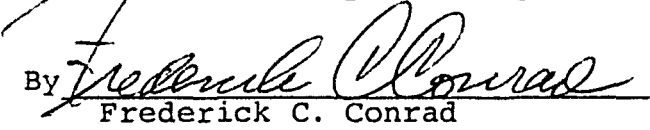
JAN 1980

BE IT RESOLVED, by the Council of The City of San Diego, that pursuant to California Public Resources Code, Section 21081, those findings made with respect to Environmental Impact Report No. 79-03-50, are those findings entitled "FINDINGS OF THE CITY COUNCIL REGARDING GOLDEN HILLS VILLAS EQD FILE #790350, CITY PERMIT #79127," a copy of which is attached hereto and made a part hereof.

BE IT FURTHER RESOLVED, that the adverse environmental impacts not otherwise reduced to a level of insignificance will be so reduced by reducing the project to a maximum of 72 dwelling units, which number of dwelling units shall be the maximum permitted within the project.

APPROVED: JOHN W. WITT, City Attorney

By

  
Frederick C. Conrad  
Chief Deputy City Attorney

FCC:clh  
2/13/80  
T.M. 79-127  
Or.Dept.:Clerk

00545

2021-03-10  
10:00 AM  
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FINDINGS OF THE CITY COUNCIL  
REGARDING GOLDEN HILLS VILLAS  
EQD FILE #790350, CITY PERMIT #79127

The City Council of the City of San Diego having considered the Draft Environmental Impact Report relating to this matter, the recommendations of the City Planning Commission, and having heard and considered the testimony of the proponents and opponents of the proposed project hereby finds as follows:

1. The site under consideration comprises approximately 6.6 acres which have previously been subdivided into 25-foot lots on a gridiron subdivision. The property is zoned R-2 and is located between Beech Street on the north, Whaley Street on the east, A Street on the south, and 34th Street on the west in the greater Golden Hills community. The project proposes to assemble the existing 25-foot lots, to vacate 34th Street, Whaley Street, and Ash Street within the project site, and to resubdivide the property into a single parcel. Although originally 86 units were proposed to be constructed on the site, the project has been reduced to <sup>72</sup>~~82~~ condominium units clustered on a mesa above the 34th Street canyon. Although originally 145 parking spaces were to be provided (with 86 covered) it is now proposed that there be 185 parking spaces with 84 covered. In addition, three recreational facilities are proposed on the property.

2. The site is currently vacant and is a peninsula located above the 34th Street canyon. Vegetation on the northerly slopes of the site is dense coastal sage scrub and chaparral. Less dense similar vegetation is located on the south-facing slopes. The knoll of the

site is disturbed with crisscrossing dirt tracks. Surrounding land uses are vacant canyon lands to the north, east, and south, and older single and multiple residential dwellings to the west. A multi-family PRD has recently been approved for the vacant property to the northeast of the subject site. Industrial warehouses are located to the east of the site adjacent to Wabash Freeway.

3. The 34th Street canyon is a natural open space buffer within two to three miles of downtown San Diego. The canyon, which is approximately one mile in length, is designated as open space in the adopted Greater Golden Hills Precise Plan. The planned goal is: To establish and preserve an open space system within the Golden Hills community. One of the objectives is to preserve the natural environment. The specific proposal of the plan regarding 34th Street canyon is to rezone it to R-1-5 and acquire approximately 21 acres of vacant land through public means. Any development to be undertaken in the event the canyon is not acquired should be permitted only under the planned residential development process where the project design incorporates cluster development and results in minimum disturbance to the canyon.

The site is also designated on the open space element of the General Plan for the City of San Diego. The General Plan as prescribed by the California Government Code describes several uses of open space that specifically apply to the Golden Hills area. These uses are: To control the urban form for scenic and visual enjoyment, for the relief of continuous urban development, and for outdoor recreation. Hillsides and canyons define the Golden Hills community and provide the unique character of this older community.

4. Open space has recently been prioritized and categorized in response to the voters' approving proposition C. The Golden Hills 34th Street canyon has been designated in the second category open space for retention. Priority for acquisition is based on a point system with a maximum obtainable point score of 130. The Golden Hills 34th Street canyon achieved a score of 78. The top priority was Penasquitos Canyon which received 114 points.

5. There are two additional projects that have received approval within the 34th Street canyon area. PRD 50 is for 32 units on 9.6 acres. This project has received two extensions of time, the last one having expired 4/4/79. It appears probable that the development will not now occur. The second project which is adjacent to the east of the subject site was approved by Planned Residential Development No. 143. This development calls for 58 units on a 8.8 acre site and was approved 1/19/79.

6. Approval of the subdivision map may have a significant effect on the environment in that it would mean an irreversible loss of open space. It is further found, however, that only the slopes of the site were intended to be included in the 34th Street canyon open space designation contained in the Greater Golden Hills Community Plan and the San Diego General Plan. It was intended that the areas at or above the elevation of surrounding mesas be retained in the low medium residential density designation which would permit R-2 zoning to be retained on the mesa which juts out into the canyon. The impact of the development on the canyon will be partially mitigated under the HR permit which requires that any graded slopes be landscaped in accordance with a plan to be approved by the City Planning

Commission and to be maintained with a sprinkler system. In addition, one of the conditions of the approval of the tentative subdivision map requires that those portions of the slopes which are to remain undisturbed shall be granted to the City in perpetuity by means of an open space easement. The Parks Department has reported that the only portion of the canyon which they would have acquired had funds been available for acquisition are being acquired by means of this open space easement without cost to the City.

7. Approximately one-fourth of this site falls within the HR overlay zone, the northeast and southwest corners. The HR permit process encourages development to affect minimum disturbance to the natural terrain consistent with use of the property in accordance with its zoning. The grading and excavation should not result in erosion or silting of lower slopes, slide damage, flooding problems, or severe cutting or scarring. Any proposed development is encouraged to preserve and enhance the natural environment and aesthetic qualities of the site. The project may have a significant effect on the environment since it proposes extensive grading in the HR designated area. In the southwestern portion of the site, the HR follows the 180 MSL topography line, while the applicant proposes grading down to the 150 MSL. Approval of the subdivision map would mean further degradation of the natural landform. Less grading could be implemented to preserve the integrity of the slope as well as provide more open space on the site. The impact of the grading is mitigated in part by the requirements of the HR permit to replant all graded slopes in accordance with a plan approved by the City Planning Commission and to provide a sprinkler system to permanently maintain

the slopes. The development will result, however, in minimum disturbance of the natural terrain commensurate with the use of the property. To reduce the grading would substantially reduce the project density and the supply of housing opportunities in close proximity to the central business district and public transit.

8. 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 cutting or scarring.

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

10. The grading has been designed by a state-licensed civil engineer in accordance with the advice and recommendations of a soils engineer. The slopes will be revegetated as required by the City Planning Commission in accordance with a plan prepared by a landscape architect to be approved by the City Planning Commission which will include a sprinkler system for their maintenance.

11. A record search was done by the San Diego Museum of Man which indicated a site near or on the subject property consisting of shell, cores, flakes, scraper and chopping tools. However, an on-site inspection was performed by an archeological consulting firm and no cultural resources were identified. The reason for this negative result is probably related to the steepness of the topography and the small size of the flat area. It is possible, however, that during grading archeological resources could be uncovered.

12. Any archeological resources uncovered during grading could be lost.

13. If while preparing the site for development archeological resources are uncovered, grading should cease until an archeologist is called in for consultation.

14. The site is within the 65-70 CNEL of the San Diego International Airport. This noise level is sufficiently high to have a significant impact upon the occupants of residential dwellings in this area. This impact is partially mitigated by other requirements of law that multiple family dwellings must attenuate for an interior noise level of 45 CNEL's. Beyond this partial mitigation no mitigation is feasible in that the location of the International Airport in the San Diego metropolitan area is a matter of regionwide concern and it is infeasible to fully mitigate the impact of the current location of the airport in connection with this project.

15. Other impacts. The areas of air, water, energy, plant and animal life, and traffic were analyzed and were found not to be significant.

16. To the extent that significant impacts exist with regard to open space, degradation of the natural land form, archeology, noise, or other matters, the Council finds that the following significant social and economic benefits override these environmental concerns:

a. If the property were not assembled into a single lot as proposed but developed on the basis of the existing subdivision street and lot pattern, grading would be much more extensive, density would be nearly identical, and design following the existing 25-foot lot gridiron pattern would be poor.

b. The project will meet social and environmental goals of the City by providing moderately priced housing close to the

central business district where community services, including water, sewers, schools, streets, public transit, and other amenities are available.

c. This property is now subdivided and entirely in private ownership. By approving the project, open space will be acquired at no cost to the City. The City does not propose to acquire the portions of the property contemplated for development.

d. Most of the grading will occur on south-facing slopes with little or no natural vegetation. The planting and irrigation of these slopes will improve their appearance. The site is not now natural but has been previously disturbed. The heavily vegetated north-facing slopes will be only slightly disturbed.

e. The project will provide <sup>72</sup>~~82~~ moderately priced homes in close proximity to the central business district and available public transportation, resulting in substantial reduction in the need to rely upon the automobile for transportation to and from work centers. This should result in substantial energy savings.

f. The project is consistent with the City's overall policy to encourage infilling and building in the inner core of the city. This is especially true where housing will be provided which will complement downtown redevelopment.

g. Although the project has not been submitted as a planned residential development, it is a cluster development and by virtue of the conditions imposed on the approvals in connection with the project it is a de facto planned residential development.

h. The development of this property will encourage similar upgrading of property in the area. The project is consistent



with the City's policy to encourage the assemblage of larger parcels which permit preservation of open space canyon areas and significant opportunities for close-in housing where public facilities are available.

i. The elimination of numerous 25-foot wide lots designed in a gridiron pattern is a positive benefit to the city.

j. The project conforms with the San Diego General Plan and the Greater Golden Hills Precise Plan in that it contemplates a low medium density development on a mesa at approximately the same elevation as surrounding properties proposed for similar density.

k. The project will generate approximately five and one-half million dollars in economic activity in the city, resulting in the generation of public revenues, a large construction payroll, an increase in consumer purchasing power, and provision of additional housing.

l. The proposed subdivision map is consistent with the applicable general and specific plans.

m. The design and improvement of the proposed subdivision is consistent with the applicable general and specific plans.

n. The site is physically suitable for the proposed type of development.

o. The site is physically suitable for the proposed density of the development.

p. The design of the subdivision and the proposed improvements were not likely to cause substantial environmental damage or substantially unavoidably injure fish or wildlife or their habitat.

q. The design of the subdivision and the proposed improvements were not likely to cause serious public health problems.

r. The design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

s. The project will provide private streets which will provide security for future residents by controlling ingress and egress and a homeowners association charged with maintenance of the streets and open space areas at no expense to the City. The dedication of .58 of an acre of open space to the City will be of substantial benefit to the City.

t. The social, economic, and environmental benefits of the project outweigh any adverse environmental effects.

17. Finally, the tradeoffs involved in permitting future development of this project have been examined and it is found after reviewing all aspects of the development that there will be a net beneficial effect to the citizens of San Diego. The development after the imposition of mitigation measures as conditions of approval would not have significant adverse environmental effects which it is feasible to further mitigate.

JAN 8 1980

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"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Lowery	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.

(Seal)

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By Barbara Beridge Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-250954 Adopted JAN 8 1980