

RESOLUTION NUMBER R- 255204

Adopted on OCT 13 1981

WHEREAS, the TORREY PINES COMMUNITY PLANNING GROUP, by Adrian Marine, the TORREY PINES PROTECTIVE ASSOCIATION, by Maralyn Benn, and the CALIFORNIA STATE PARK RANGERS ASSOCIATION, by Richard Parmer, appealed the decision of the Planning Commission in approving Tentative Subdivision Map TM-02-029-0 which proposes a 32-lot subdivision, being a portion of Section 24, Township 14 South, Range 4 West, S.B.B.M., located at the southerly terminus of Mira Montana and Mango Drives in the R-1-15 (portions HR) Zone and within the boundaries of the Torrey Pines Community Plan; and

WHEREAS, on August 20, 1981, the Planning Commission voted 7 to 0 to approve the tentative map; and

WHEREAS, on September 2, 1981, pursuant to the provisions of Section 102.0308 of the San Diego Municipal Code, the TORREY PINES COMMUNITY PLANNING GROUP, by Adrian Marine, and the TORREY PINES PROTECTIVE ASSOCIATION, by Maralyn Benn; and on September 3, 1981, the CALIFORNIA STATE PARK RANGERS ASSOCIATION, by Richard Parmer, appealed the decision of the Planning Commission; and

WHEREAS, said appeal was set for public hearing on October 13, 1981, 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 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, by the Council of The City of San Diego, as follows:

That the City Council adopts findings as follows:

1. The proposed map is consistent with the City of San Diego Progress Guide and General Plan ("General Plan"), and the Torrey Pines Community Plan because:

(a) The proposed density conforms with the zoning (R-1-15) and plan designation of Very Low Density (0-4 du/NRA) of the project area. (Torrey Pines Community Plan, page 22.)

(b) The project preserves approximately 69% of the property in natural and landscaped open space. A common open space area of 50% will be granted to the City for its permanent protection. (Torrey Pines Community Plan, pages 22, 23, 26 and 27.)

(c) The project provides sensitive development which is built in a way which complements the natural character of the setting and relates well to the adjacent Torrey Pines State Reserve Extension. (Torrey Pines Community Plan, pages 22, 23, 26 and 27.)

(d) The project provides high quality multi-family

planned residential development. (Torrey Pines Community Plan, page 22.)

4. The design and proposed improvements for the subdivision are consistent with the General Plan and the Torrey Pines Community Plan because:

(a) 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 due to the minimal impact of the grading, the proposed landscaping and the installation of a storm drain system designed for a 100 year flood.

(b) The development will result in minimum disturbance of the natural terrain commensurate with the proposed use of the lot or premises. The proposed grading of 15,000 cubic yards is minimal in relation to the 8.83 acre project area. The ratio of total cubic yards per dwelling unit (approximately 500 per unit) is not excessive in comparison with other developments and subdivisions. Also, only 4% of the land with a slope of 25% or greater is proposed to be graded.

(c) By preserving approximately 69% of the property in natural and landscaped open space and by providing a high quality residential development with extensive landscaping, the proposed development will serve to preserve and enhance the natural environment and the aesthetic qualities of the site.

(d) The development is consistent with the R-1-15, HR Zoning/Development Regulations, conditions of approval of PRD 20-219-0 and State Map Act Section 66473.1.

3. The site is physically suitable for residential development because:

(a) The design of the project will result in a minimum disturbance of the natural terrain commensurate with the proposed use of the land. The ratio of total cubic yards to be graded per dwelling unit (approximately 500 per unit) is not excessive in comparison with other developments and subdivisions.

(b) Any grading to be done will not result in any erosion, slide damage, or flooding problems due to the minimal impact of the grading, the proposed landscaping, and installation of a storm drain system designed for a 100 year flood.

4. The site is suitable for the proposed residential density of development. The density of the project is consistent with the applicable R-1-15, HR Zoning/Development Regulations.

5. The design of the subdivision and the proposed improvements will not cause substantial environmental damage, based upon the findings of the Environmental Report EQD No. 80-11-29 EIR. Based upon the findings and mitigation measures set forth in Environmental Report, EQD No. 80-11-29 and as supplemented, the project has been designed so as to minimize any adverse environmental effects.

6. The design of the subdivision and the type of improvements will not likely cause serious public health problems by reason of the high quality of the development, including but not limited to, the physical layout and design of the project, the landscaping and traffic access.

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.

8. The following evidence is incorporated herein by this reference and serves as further support for the findings necessary pursuant to the Municipal Code of The City of San Diego:

(a) The mitigation measures in findings adopted pursuant to the California Environmental Quality Act.

(b) The resolution of approval and findings adopted for the Planned Residential Development Permit No. 20-219-0.

(c) The maps, exhibits, written documents, materials contained in the file regarding this permit on record at The City of San Diego, the written documents referred to herein, and oral presentation presented.

BE IT FURTHER RESOLVED, that the appeals of the TORREY PINES COMMUNITY PLANNING GROUP, by Adrian Marine, the TORREY PINES PROTECTIVE ASSOCIATION, by Maralyn Benn, and the CALIFORNIA STATE PARK RANGERS ASSOCIATION, by Richard Parmer, are denied; the decision of the Planning Commission is upheld,

and Tentative Subdivision Map TM-02-029-0 is hereby granted, subject to the following conditions:

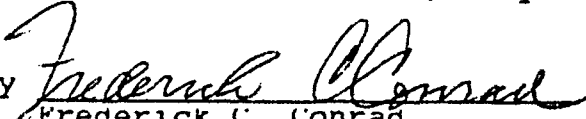
1. That construction not start until after April 1, 1982.

2. That there be a reduction in the height of the units to 25 feet.

3. That approximately 100 Torrey Pines be planted by the developer as a buffer on the edge of the bluff line.

4. That a firebreak be maintained not less than 30 feet on each side of structures as recommended in the 1979 edition of the Uniform Fire Code as referred to in the letter dated July 16, 1981, from the San Diego Fire Department to the California Department of Parks and Recreation, a copy of which is attached hereto and by this reference incorporated herein.

APPROVED: John W. Witt, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:ps
12/1/81
Or.Dept:Clerk
TM-02-029-0
R-82-685
Form=r.appeal



THE CITY OF

SAN DIEGO

FIRE DEPARTMENT • 1222 FIRST AVENUE • SAN DIEGO, CALIFORNIA • 92101

July 16, 1981

Herb Heinzie
Regional Director
California Department of Parks and Recreation
2505 Congress Street
San Diego, CA 92110

AUSTIN-HANSEN, A.I.A.
JUL 17 1981
RECEIVED

This correspondence is in reference to the proposed property development known as Torrey Pines Reserve being conducted by Henegar Homes, Inc., which borders on Torrey Pines State Park. As requested by Mr. Herb Heinzie of the California Parks and Recreation Department, and Mr. Jon Briggs of Henegar Homes, Inc., this letter outlines the recommendations of the City of San Diego Fire Department for a firebreak between the proposed project and the Park.

Recommendations were based on the 1979 edition of the Uniform Fire Code, Appendix E, Section 16a.

Recommendations to provide reasonable firesafety for the property in question relating to a firebreak between the property and the Park are:

To maintain around and adjacent to any building or structure an effective firebreak made by removing and clearing away for a distance therefrom of not less than thirty (30) feet on each side thereof, all flammable vegetation or other combustible growth. This Section shall not apply to single specimens of trees, ornamental shrubbery, or similar plants used as ground covers, provided that they do not form a means of rapidly transmitting fire from the native growth to any structure.

If you have any questions concerning this matter please contact me at:

San Diego Fire Department
Fire Prevention Bureau
1222 First Avenue
San Diego, CA 92101
Telephone: 236-6495

Sincerely,

Michael A. Burner

Michael A. Burner, Captain
Deputy Fire Marshal

MAB:js

cc: Russell Hunt, Project Manager ✓
Austin-Hanson, Inc.

00278

R-255204

OCT 13 1981

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"/>
Susan Golding	<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"/>
Mike Gotch	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<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 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 Barbara Berridge, Deputy.

Office of the City Clerk, San Diego, California

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