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(R-83-1140)

RESOLUTION NUMBER R- 257822

Adopted on JAN 18 1983

WHEREAS, PONDEROSA HOMES, a general partnership, hereafter referred to as "Owner/Permittee," filed an application for a Planned Residential Development Permit to construct and operate 218 single dwelling units on 25.7 acres of land located south of Skyline Drive, between 61st Street and Valencia Parkway, described as Lots 1 through 142, Skyview, Map 9432, in the R-1-5 Zone and within the boundaries of the Southeast San Diego Community Plan; and

WHEREAS, on October 21, 1982, the Planning Commission of The City of San Diego made its findings of facts, denied said Planned Residential Development Permit No. 82-0330, and filed said decision in the office of the City Clerk on November 10, 1982; and

WHEREAS, on October 28, 1982, pursuant to the provisions of Section 101.0900 of the Municipal Code, PONDEROSA HOMES, by Richard Munsell, appealed the decision of the Planning Commission; and

WHEREAS, said appeal was set for public hearing on January 4, 1983 and continued to January 19, 1983; and

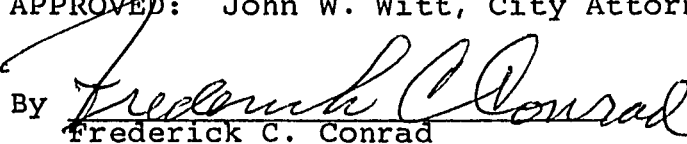
WHEREAS, the Council of The City of San Diego received for its consideration documentary, written and oral testimony and heard from all interested parties present at the public hearing;

NOW, THEREFORE,

BE IT RESOLVED, that the Council of The City of San Diego hereby adopts as its findings the findings set forth in Planning Report No. 82-494, dated October 15, 1982, a copy of which is attached hereto and by this reference incorporated herein, and which findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the appeal of PONDEROSA HOMES, by Richard Munsell, is denied, the decision of the Planning Commission is sustained, and this Council does hereby deny to PONDEROSA HOMES Planned Residential Development Permit No. 82-0330.

APPROVED: John W. Witt, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:imb
01/24/83
Or.Dept:Clerk
PRD 82-0330
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FINDING OF FACT:

1. The proposed use will not fulfill an individual and/or community need and will adversely affect the General Plan and the community plan. The PRD is proposed at a residential density of 8.7 dwelling units per acres. The Adopted Southeast Community Plan shows this area for 0-5 dwelling units per acre. An amendment to the community plan would have to be approved by the City Council to raise the density to 5-10 dwelling units per acre. The purpose of the proposed PRD is to provide affordable housing at a price substantially lower than the adjacent existing single-family development. This is to be accomplished by decreasing the lot size, while maintaining single-family, detached residences. A recent survey conducted by the Planning Department indicated that there are new single-family residences available, comparably priced, which have developed under standard subdivision regulations. Therefore, the Planning Director does not believe that this finding can be made.
2. The proposed use, will be detrimental to the health, safety and general welfare of persons residing or working in the area and will adversely affect other property in the vicinity. The Planning Director believes that the easterly portion of the proposed PRD should be developed in a manner compatible with the scale and character of the single-family residential development immediately adjacent to it. The PRD includes a landscape plan for slopes and the front yards. However, the Planning Director believes that common open areas to include childrens' activities which are accessible and do not disrupt adjacent residences should be provided. As these areas are not provided, the Planning Director believes this finding cannot be made.
3. The proposed use will not comply with the relevant regulations in the Municipal Code. Although the PRD does meet the minimum requirements for total usable open space as required in the R-1-5 Zone, the ordinance states in Paragraph K. Design Criteria, "The proposed development shall be compatible with existing land use and circulation patterns on adjoining properties. It shall not be a disruptive element to the neighborhood and community." The Planning Director believes that this finding cannot be made. The Planning Director believes that by utilizing the flexibility encouraged by the PRD Ordinance, the site plan should be compatible with the existing development.

Passed and adopted by the Council of The City of San Diego on JAN 18 1983,
 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Susan Golding	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksmma	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uvaldo Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Vacant

AUTHENTICATED BY:

BILL CLEATOR
 Deputy Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR
 City Clerk of The City of San Diego, California.

By Barbara Berridge, Deputy.

(Seal)

Office of the City Clerk, San Diego, California	
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