

RESOLUTION NUMBER R- 257856

Adopted on JAN 25 1983

BE IT RESOLVED, by the Council of The City of San Diego as follows:

That pursuant to California Public Resources Code, Section 21081, the City Council hereby makes the findings attached hereto and made a part hereof with respect to the feasibility of the mitigating measures or project alternatives contained in ENVIRONMENTAL IMPACT REPORT for the Greenbelt subdivision, on file in the office of the City Clerk as E.I.R. No. 81-04-05, which report addresses the environmental impacts of the Greenbelt project (Planned Residential Development Permit No. 20-231-0, Tentative Map No. 02-091-0 and rezoning of the property from R-1-15 to R-1-10), and hereby adopts said findings on condition that 1) an open space easement be granted to The City of San Diego, and 2) that a traffic signal at the intersection of Lakehurst and Clairemont Drive be made a part of the project with expense(s) therefor to be borne by the developer.

APPROVED: John W. Witt, City Attorney

By Frederick C. Conrad
Frederick C. Conrad
Chief Deputy City Attorney

FCC:imb
01/27/83
Or.Dept:Clerk
Case No. 5-81-031
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ENVIRONMENTAL IMPACT REPORT
FINDINGS FOR GREENBELT.

The following findings are made relative to the conclusions of the final environmental impact report (EIR) for the proposed Greenbelt project, which includes a rezone (5-81-031), a tentative map (02-091), and a planned residential development (20-231-0) to permit the construction of 78 condominium units, a pool, and a recreation area on a portion of a 19.16-acre site in the Clairemont community. These findings have been prepared pursuant to Sections 15088 and 15089 of Title 14 of the California Administrative Code and Section 21081 of the California Public Resources Code.

FINDINGS

A. The City Council and Planning Commission, having reviewed and considered the information contained in the final EIR for the proposed Greenbelt development (EQD No. 81-04-05) and the record, find that no changes or alternatives have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the final EIR.

B. The City Council and Planning Commission, having reviewed and considered the information contained in the final EIR and the record, find that none of the significant environmental effects anticipated as a result of the proposed project are within the responsibility or jurisdiction of another public agency.

C. The City Council and Planning Commission, having reviewed and considered the information contained in the final EIR and the record, find that specific economic, social, or other considerations make infeasible the project alternatives identified in the final EIR, specifically:

1. Alternatives

Mitigation. Alternatives to the project may substantially reduce the anticipated impacts (EQD No. 81-04-05:9-15).

Finding

a. Development Under The Existing Zoning. A project developed under the existing zoning, R-1-15, which is the recommended alternative, would substantially mitigate all of the impacts associated with the proposed project. These include loss of open space (less land would be needed for development under the existing zoning), landform modification/visual effects (cut slopes up to 75 feet in height would be created), and biological resources (the important riparian habitat on the site would be eliminated). Such an alternative, however, would be considered economically infeasible for the following reasons:

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- 1) The projected selling price for the units in the proposed project will range from \$90,000 to \$120,000, thereby providing moderately priced housing for the San Diego area.

The development of this property would involve specific capital improvements, such as the extension of water and sewer lines and the extension of Lakehurst Avenue. The length of these extensions and, consequently, the costs would be relatively the same for either a 62-unit planned residential development (PRD) or a 78-unit PRD. Since, under this alternative, these costs would be distributed over a fewer number of units, such a reduction would result in a proportionate increase in the cost of each unit. This increase in the per-unit cost, which is anticipated to be approximately \$30,000, could result in the reduced marketability of the units, particularly in light of the current economic situation in the housing market nationwide. Increasing interest rates and inflation continue to create a situation in which the potential homeowner is economically forced to seek out more moderately priced housing. If it should become economically infeasible to sell these proposed units at moderate costs, the market for potential buyers would be greatly reduced, thereby jeopardizing the economic feasibility of the entire project.

- 2) A reduction in the number of units would also result in per-unit increases in the monthly homeowners association fees, which are generally based on fixed costs for maintenance of landscaping, recreational facilities, and any other capital improvements on the property, which are maintained by the property owner. The increase in these fees would also contribute to the reduced marketability of these units.

b. Alternate Design at the Existing Zoning. In order to fully mitigate the impacts related to landform and visual considerations, it would be necessary to expand the above-mentioned project alternative to include one of the following:

- 1) Redesign the housing product type to one which is fitted to canyon topography rather than a flat pad foundation, or
- 2) Modify the grading plan to use some imported fill as a means of lowering the cut slope heights.

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Either of these two additional design alternatives, when implemented in conjunction with the development of only 62 units, would result in further costs to the overall project. These costs would then be applied to the selling cost of the units, pushing the price of these units further out of the reach of moderate-income families. The costs associated with the importation of fill to the project site are projected to add approximately \$6,000 to \$10,000 to the cost of each unit. The costs of terracing units on the hillsides would be significantly greater, since it would entail a complete redesign of the project with a new product type and require custom designing for each unit. It is therefore determined that these two design alternatives could significantly reduce the economic feasibility of project construction.

D. Statement of Overriding Consideration. The City Council and the Planning Commission, having reviewed and considered the information contained in the final EIR and the record, make the following statement of overriding considerations:

Although the project may have significant, nonmitigated environmental impacts upon the land through the loss of open space, landform modification and adverse visual effects, and the loss of biological resources, there are specific overriding considerations which balance the benefits of the proposed project against its unavoidable environmental effects. These benefits include the provision of moderately priced family housing within an already established community in the city. Additionally, development within an established neighborhood, rather than at the edge of the future urbanizing area, would result in reduced impacts to air quality and traffic circulation which are generally associated with development in the outlying areas of the city. The proposed project will be located near existing employment and commercial centers, potentially reducing the traveling distances for new residents.

The Guidelines for Future Development section of the Progress Guide and General Plan set forth the goal of preserving San Diego while meeting our community's needs. One major need is housing. Yet the development of housing can be inconsistent with the goals of preservation. These guidelines seek the achievement of both goals by promoting housing growth in developed area and areas having the urban infrastructure in place while preserving undeveloped areas of the city. Other goals set forth in this section include the reduction in costs of development, provisions for balanced housing for all communities and income levels, and encouragement of infill within city neighborhoods where vacant land and adequate public facilities exist. The proposed project is consistent with these goals and will serve to implement these goals.

The community plan does allow for development of proposed open space in those cases in which the city cannot obtain funds to purchase the land. The proposed development will utilize the western portion of the land for development and retain approximately 10 acres

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of natural open space. Of these 10 acres, 5.25 acres located in the western portion of the site will be deeded to the city. This type of design would tend both to meet the need for housing within the established areas of the city and to preserve some of the natural character of the canyon.

Therefore, the City of San Diego finds that the need for housing, the desire to locate new development within the existing neighborhoods of the city, and the goal of providing balanced housing for all communities and income levels override the impacts which result from this project.

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Passed and adopted by the Council of The City of San Diego on JAN 25 1983,
 by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Golding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struikma	<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"/>
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.

(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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