

(R-86-987)

RESOLUTION NUMBER R- 264250

ADOPTED ON OCT 15 1985

WHEREAS, on August 1, 1985, the Subdivision Board of The City of San Diego, denied Tentative Map No. TM-85-0160; and

WHEREAS, the decision of the Subdivision Board to deny TM-85-0160 was appealed to the Planning Commission of The City of San Diego; and

WHEREAS, on August 29, 1985, the Planning Commission heard the appeal of the Subdivision Board's decision to deny TM-85-0160 and voted 6 to 0 to overrule the decision of the Subdivision Board and approve Tentative Map No. TM-85-0160, subject to certain conditions; and

WHEREAS, on September 4, 1985, pursuant to the provisions of Section 102.0308 of the San Diego Municipal Code, MR. AND MRS. THOMAS L. ROBERTS, appealed the decision of the Planning Commission in approving the proposed Tentative Map for an 18-lot subdivision on Lots 252-421, Fashion Heights Unit 2, Map 7676 (approximately 22.2 acres), located west of Ulric Street between Friars Road and Fashion Hills Boulevard, in the R1-5000, R-3000 and Hillside Review Overlay Zones, in the Linda Vista Community Plan area; and

WHEREAS, said appeal was set for public hearing on October 15, 1985, 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, that the City Council adopts the findings of the Planning Commission as follows:

1. The map proposes the subdivision of 22.2 gross acres of land into 18 lots, for the development of 334 multi-family units. This type of development is consistent with the General Plan and Linda Vista Community Plan which proposes medium density residential development.

2. The design and proposed improvements for the subdivision are consistent with the R1-5000, R-3000 zoning/development regulations in that the project is controlled by Planned Residential Development No. PRD-85-0160.

3. The design and proposed improvements for the subdivision are consistent State Map Act Section 66473.1 regarding the design of the subdivision for future passive or natural heating and/or cooling opportunities.

4. The site is physically suitable for residential development. The scale, height, bulk and density of the proposed project is consistent with surrounding development.

5. The site is suitable for the proposed residential density of development at 15 dwelling units per net acre and complies with zoning provisions and PRD-85-0160.

6. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that the proposed conditions will not endanger known rare biological resources or will not create undesirable environmental impact based upon the findings of the Environmental Report EQD No. 85-0160 MND which is included herein by this reference.

7. The design of the subdivision and the type of improvements will not likely cause serious public health problems inasmuch as needed public services and facilities are available to provide for public health and welfare by supplying water and sewage facilities as well as other related public services.

8. 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 as demonstrated by the City Engineer's request for public dedications and adequate improvement on the proposed subdivision map.

9. The City Council has reviewed the adopted Housing Element, the Progress Guide and General Plan for The City of San Diego and hereby finds, pursuant to Government Code Section

66412.3, that the housing needs of the region are being met since residential development has been planned for the area and public services programmed for installation, as determined by the City Engineer, in accordance with financing and environmental policies of this Council.

10. That said 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 MR. AND MRS. THOMAS L. ROBERTS, is denied; the decision of the Planning Commission to grant the appeal is sustained, and said Tentative Map No. TM-85-0160 is hereby granted, subject to the following conditions:

1. The map shall expire concurrently with Planned Residential Development Permit No. 85-0160 on August 29, 1988.

2. The "General Conditions for Tentative Subdivision Maps," filed in the office of the City Clerk as Document No. 767688 on May 7, 1980, shall be made a condition of map approval. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized.

3. This property is subject to payment of a park fee prior to the filing of the final subdivision map in accordance with San Diego Municipal Code Section 102.0406, et seq. This property is also subject to a building permit park fee in accordance with San Diego Municipal Code Section 96.0401, et seq.

4. Undergrounding of existing and/or proposed public utility systems and service facilities is required according to San Diego Municipal Code Section 102.0404, paragraph 2.

5. Council approval of the final map shall be coordinated with the abandonment of the existing open space easements within the map of Fashion Heights Unit 2, Map No. 7676 in a manner satisfactory to the City Engineer.

6. The subdivider shall improve Ulric Street by providing a minimum 72-foot-wide paved roadway with curbs on both sides and sidewalk on the side adjacent to the subdivision, between Fashion Hills Boulevard and the southerly subdivision boundary with transitions satisfactory to the City Engineer northerly of Fashion Hills Boulevard and southerly of the subdivision boundary. The existing northerly right-of-way line will remain unchanged and the subdivider shall dedicate additional right-of-way adjacent to the subdivision so as to provide a minimum 10-foot curb-to-property-line distance. Subdivider shall establish a center line with minimum 850-foot radius center-line curves along this portion of Ulric Street southerly of Fashion Hills Boulevard. This new roadway will have a 10-foot-wide painted median southerly of Linbrook Drive and a painted median with left-turn pockets between Linbrook Drive and Fashion Hills Boulevard. All retaining walls shall be constructed outside the dedicated right-of-way.

7. Subdivider shall construct a traffic signal system in a manner satisfactory to the City Engineer at the intersection of Fashion Hills Boulevard and Ulric Street.

8. Camino Amero, Camino Degrazia and Camino Revueltos shall be dedicated and fully improved as local streets with curbs, sidewalk on one side and paving. Camino Degrazia shall have a 26-foot-wide paved roadway within a 39-foot-wide right-of-way. Camino Amero and Camino Revueltos shall have a 24-foot wide paved roadway within a 30-foot-wide right-of-way. The curb-to-property-line distances as shown on the approved tentative map are approved. Additional right-of-way shall be provided for street lights, fire hydrants, water meter and other public facilities, as required by the City Engineer.

The improvements to be constructed shall match the existing improvements in Fashion Heights Unit 1 (Drawing No. 15026-D), in a manner satisfactory to the City Engineer. Camino Degrazia shall be widened at Fashion Hills Boulevard and improved with a 16-foot-wide raised median, paving and sidewalk as shown on the approved tentative map.

9. The remaining vehicular access ways within the subdivision shall be unnamed, nondedicated, private driveways.

10. Water requirements:

a. Install a system of looping water mains adequate to serve all the dwelling units and provide fire protection.

b. Install fire hydrants at locations satisfactory to the City Engineer.

11. Sewer requirements:

a. Install a system of gravity sewer mains adequate to serve all the dwelling units.

b. Provide calculations, satisfactory to the Water Utilities Director, to show that the size and the grade of the sewer mains will provide cleansing velocities.

12. Subdivider shall provide evidence satisfactory to Water Utilities director to show that provision has been made to provide for the maintenance of private water and sewer mains.

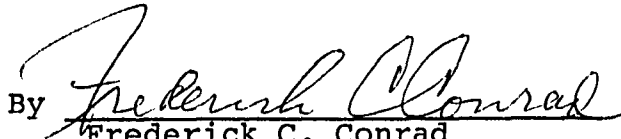
13. No open space easements are to be granted on the final map. However, nonbuilding area easements will be granted on the final map in order to implement the open space provisions of the PRD ordinance as it applies to the associated PRD.

14. Adequate sight distance, satisfactory to the City Engineer, shall be provided at Fashion Hills Boulevard and Ulric Street.

15. Prior to recordation of any final subdivision map by the City Council, the subdivider shall provide evidence to ensure that an affirmative marketing program is established.

16. This map shall conform to Planned Residential Development No. PRD-85-0160.

APPROVED: John W. Witt, City Attorney

By   
Frederick C. Conrad  
Chief Deputy City Attorney

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Or.Dept:Clerk  
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OCT 15 1985

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"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ed Struikma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
District 7 - vacant	<input 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 Roger Hedgecock	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

ROGER HEDGECOCK

Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By *Charles G. Abdelnour*, Deputy.

Office of the City Clerk, San Diego, California

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