

RESOLUTION NUMBER R- 264289

ADOPTED ON OCT 21 1985

WHEREAS, the Subdivision Board of The City of San Diego denied Tentative Map No. TM-84-0725; and

WHEREAS, the decision of the Subdivision Board to deny TM-84-0725 was appealed to the Planning Commission of The City of San Diego; and

WHEREAS, on August 8, 1985, the Planning Commission heard the appeal of the Subdivision Board's decision to deny TM-84-0725, and voted 6 to 0 to grant the appeal and approve a revised tentative map, subject to certain conditions; and

WHEREAS, on August 14, 1985, pursuant to the provisions of Section 102.0308 of the San Diego Municipal Code, the COMMITTEE FOR RESPONSIBLE AREA PLANNING, by Phyllis McHone, Chairman, appealed the decision of the Planning Commission in approving the proposed tentative map for a 135-lot subdivision of the west half of Section 26 and east half of Section 27, Township 18 South, Range 2 West, SBBM, located on the south side of Coronado Avenue, between Beyer Boulevard and Beyer Way, in the A-1-1 (and A-1-10 (HR) Zones, proposed R-3000 (HR) Zone; and

WHEREAS, said appeal was set for public hearing on October 1, 1985, trailed from October 14, and continued to October 15 and 21, 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 appeals 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 this Council adopts the findings of the Planning Commission, as follows:

1. The proposed map (project density of 8.9 dwelling units per acre) is consistent with the General and Otay Mesa-Nestor Community Plan which designate the site as low-medium residential, allowing 10-15 dwelling units per acre.

2. That the subdivision design is consistent with the General Plan and Otay Mesa-Nestor Community Plan. Moreover, the subdivision design makes adequate provision for the minimum lot area and dimensions as required by the proposed R-3000 (HR) Zoning/Development Regulations and accompanying Planned Residential Development Permit.

This property is also subject to a building permit park fee in accordance with Municipal Code Section 96.0401, et seq.

3. That the site is physically suitable for the proposed type of residential development.

4. The site is physically suitable for the proposed residential density of development as permitted by the community plan.

5. Based upon Environmental Impact Report No. EIR-84-0725, the proposed project will have significant unmitigated impacts of landform alteration and visual quality as a result of extensive grading of the entire site. Project implementation would result in terraced development of 127 dwelling units on a visually prominent hillside as well as the loss of approximately 35 mature trees on the hilltop. Landscaping mitigation measures proposed by the applicant would only partially mitigate these impacts. Measures have already been incorporated into the project to adequately mitigate land use, traffic and noise impact.

Having reviewed candidate findings incorporated in documents supplied by the applicant, the City Council concludes that the overall project is acceptable despite specific impacts.

6. The design of the subdivision and the type of improvements will not likely cause serious public health problems.

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. That the housing needs of the region were considered in relation to the public needs of its residents and available fiscal and environmental resources as prescribed within the General Plan. Furthermore, it was determined that the project site is a prominent physical feature and natural resource which significantly contributes to the environment and character of the surrounding community.

9. The above 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 the COMMITTEE FOR RESPONSIBLE AREA PLANNING, by Phyllis McHone, Chairman, is denied; the decision of the Planning Commission to approve Tentative Map No. TM 84-0725 is hereby granted, subject to the following conditions:

1. 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.

2. 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.

3. Subdivider must provide a geological reconnaissance on the subject property to determine the stability of the soil. All slopes shall be constructed in accordance with the provisions of San Diego Municipal Code Section 62.0410, 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, Subsection 2.

5. Beyer Boulevard is classified as a 4-lane major street. In connection with this subdivision, the subdivider shall dedicate additional right-of-way adjacent to the subdivision so as to provide a total right-of-way width of 101 feet as shown on the approved tentative map.

As an alternative to the above improvements, subdivider may grade the easterly unimproved portion of the right-of-way, construct storm drains as required by the City Engineer and pay to the City cash in an amount to be determined by the City Engineer as this subdivider's share of the required improvements. This work will then be done at a later date in connection with CIP Project 52.110.2. The money shall be paid prior to Council approval of the final map.

6. Coronado Avenue is classified as a 2-lane collector street and will ultimately be constructed as a 52-foot-wide roadway within a 72-foot-wide right-of-way.

In connection with this subdivision, subdivider shall improve Coronado Avenue adjacent to the subdivision by providing half-width improvements consisting of a 5-foot-wide sidewalk, curb, and 26 feet of paving meeting the existing paving in a manner satisfactory to the City Engineer within a 36-foot-wide half-width right-of-way. The design of these street improvements shall assure that adequate stopping sight distance will be provided at all public street intersections.

As an alternative to the above improvements, subdivider may pay to the City cash in an amount to be determined by the City Engineer as this subdivider's share of the costs of these improvements. This work will then be done at a later date in connection with CIP Project 52-010.2. The money shall be paid prior to Council approval of the final map.

7. Beyer Way is classified as a 2-lane collector street and will ultimately be constructed with a 40-foot wide roadway within a 60-foot wide right-of-way. In connection with this subdivision, subdivider shall complete the full improvement of Beyer Way adjacent to the subdivision by constructing 5-foot-wide sidewalk, curb at a 10-foot curb-to-property-line distance and paving as required to complete a 40-foot wide paved roadway from Coronado Avenue to the southerly subdivision boundary as required by the City Engineer. Subdivider shall also provide a transition at the southerly subdivision boundary in a manner satisfactory to the City Engineer.

8. The interior streets shall be dedicated and fully improved as local streets with curbs and 5-foot-wide sidewalks on both sides and a 32-foot-wide paved roadway within a 46-foot-wide right-of-way. Seven foot curb-to-property line distance is approved. All cul-de-sacs shall have a 35-foot curb radius.

9. The California-American Water company will supply water to the subdivision upon application. If the subdivider received from the California-American Water Company a contract for reimbursement of water main installation costs, the subdivider must assign such contract to The City of San Diego. The

subdivider shall provide water services and shall deposit with The City of San Diego an amount equal to the current price for size of meters that are installed. Fire hydrants and other fire protection devices must be installed as required by the Water Utilities Department and the Fire Marshall. Subdivider must deposit with The City of San Diego an amount equal to the current price for each fire hydrant whose cost is not included in a contract as cited above.

10. Subdivider shall install fire hydrants at locations satisfactory to the City Engineer.

11. Sewer requirements:

a. Install a system of 8-inch gravity sewer mains adequate to serve all the lots and connecting to the existing 8-inch sewer main in Coronado Avenue.

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

12. 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 planned residential development ordinance as it applies to the associated planned residential development.


13. The tentative map and planned residential development permit would expire concurrently with Rezoning Application No. 84-0725. If the rezoning application is denied by the City Council, the tentative map would be deemed denied.

14. This tentative map and planned residential development Permit will expire concurrently with Rezoning Application No. 84-0725.

15. Prior to the recordation of the final maps and approval of any permits for improvements within this project, the applicant shall provide Letters of Availability from the applicable school districts serving this site.

16. The applicant shall conform to the affirmative marketing requirement as established by the Council policy.

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 21 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

ROGER HEDGECOCK

Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By *Barbara Baxter* Deputy.

(Seal)

Office of the City Clerk, San Diego, California

Resolution Number **R-264289** Adopted **OCT 21 1985**