

RESOLUTION NUMBER R- 266389

ADOPTED ON AUG 12 1986

WHEREAS, on April 14, 1986, the Subdivision Board of The City of San Diego, subject to certain conditions, approved Tentative Map No. TM-86-0157; and

WHEREAS, the decision of the Subdivision Board to approve TM-86-0157 was appealed to the Planning Commission of The City of San Diego; and

WHEREAS, on May 22, 1986, the Planning Commission heard the appeal of the Subdivision Board's decision to approve TM-86-0157 and voted 7 to 0 to uphold the decision of the Subdivision Board and approve Tentative Map No. TM-86-0157, subject to certain conditions; and

WHEREAS, on May 23, 1986, pursuant to the provisions of San Diego Municipal Code Section 102.0308, THE FOOTHILLS MANAGED GROWTH COMMITTEE, by Noel David Allan, appealed the decision of the Planning Commission in approving the proposed tentative map submitted by TECHBUILT CONSTRUCTION CORPORATION and CRAIG BULTHUIS NOTHOMB ENGINEERING for a 9-lot subdivision of portions of Pueblo Lots 1780 and 1781 of the Pueblo Lands of San Diego, and Lots 1 through 32, Block 1, Sea View Heights, Map No. 1125 (approximately 54.5 acres), a 31.4-acre site west of Fanuel Street and north of Van Nuys Street (8 lots) for residential and

open space development, and a 23.1-acre site at the north end of Vickie Drive (1 lot) for open space, in the La Jolla Community Plan area, in the R1-10000 Zone; and

WHEREAS, said appeal was set for public hearing on June 24, and continued to July 15 and August 12, 1986, 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 San Diego 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 following findings:

1. These tentative maps propose the subdivision of 54.4 acres of land into six lots for development of 158 dwelling units in multiple unit structures on 31.4 acres (Unit 14), and three open space lots comprising 23 acres (Unit 15). This type and density of residential development of Unit 14 is not consistent with the General Plan and the La Jolla Community Plan which designate the area for residential use at not to exceed five dwelling units per acre.

2. The design and improvements of the proposed subdivisions are not consistent with the General Plan, the La Jolla Community Plan and the surrounding community. The proposed improvement of the subdivisions would result in the development of 49 structures containing 3, 4, and 5 dwelling units. The surrounding community is developed with single-family detached dwelling units.

3. The site is not physically suitable for the type of development. The proposed development includes the filling of a canyon in order to provide for development which would be unnecessary if the project were developed in a manner consistent with the surrounding community.


4. The site is not physically suitable for the proposed density of development. The development of 158 dwelling units results in additional traffic generation which would utilize the streets of Pacific Beach which are presently over crowded. No solutions are presently available to alleviate the congestion within the community.

5. The proposed improvements within the subdivision are likely to cause substantial environmental damage. Since the initial approval of the project of which these subdivisions are a part, the traffic situation in Pacific Beach and La Jolla has increased in volume to an extent not envisioned at that time and constitutes a substantial change and adverse impact on the environment not contemplated or mitigated by the initial approval of the project which adverse impacts will be intensified, incrementally, by this project if developed at 158 dwelling units.

6. That said findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the foregoing findings, the tentative maps for La Jolla Alta, Units 14 and 15 are hereby disapproved, and the appeal of THE FOOTHILLS MANAGED GROWTH COMMITTEE, by Noel David Allan, is granted.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

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Or.Dept:Clerk
R-87-328
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AUG 12 1986

Passed and adopted by the Council of The City of San Diego on.....
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<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"/>
Gloria McColl	<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 Struiksma	<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"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uvaldo Martinez	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR
Mayor of The City of San Diego, California.

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

(Seal)

By *Maureen L. O'Connor*, Deputy.

Office of the City Clerk, San Diego, California

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