

RESOLUTION NUMBER R- 266818

ADOPTED ON OCT 14 1986

WHEREAS, OLEN T. FOSTER, appealed the decision of the Planning Commission in denying Tentative Map No. TM-86-0501 submitted by OLAN T. FOSTER and PACIFIC-SOUTHWEST ENGINEERING for a two-lot subdivision on Lot 17, Block 55, Linda Vista Subdivision No. 4, Map 3256 (approximately 13,504 square feet), located at 2159-2165 Burroughs Street, in the Linda Vista Community Plan area, in the R-1500 Zone; and

WHEREAS, said appeal was set for public hearing on October 14, 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; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that this Council adopts the following findings with respect to Tentative Map No. TM-86-0501:

1. The map proposes a two-lot land division over a 0.31-acre site for single family residential development. The type of development is consistent with the General Plan and Linda Vista Community Plan which designate the area for residential use.

2. The design and proposed improvements for the map are not consistent with the zoning/development regulations of the R-1500 Zone in that:

a. The proposed two lots do not have the minimum frontage required by the R-1500 Zone on a dedicated street which is open to and usable by vehicular traffic.

b. The proposed two lots meet the area requirement of 6,000 square feet and the depth requirement of 100 feet. However, the street frontage and width requirement of 60 feet is not met for either lot.

c. The lots are designed so that intended improvements may result in nonconforming lots in respect to building area, setbacks, side yard and rear yard regulations.

3. The design and proposed improvements for the subdivision are consistent with 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 harmony in scale, height, bulk and coverage of development may not be compatible in its physical relationship to surrounding properties due to substandard lot width and frontage.

5. The site is suitable for the proposed residential density of development. This is consistent with the community plan which provides for R-1500 density of 29 units per net acre.

6. The design of the subdivision and the proposed improvements will not cause substantial environmental damage, or substantially and avoidably injure fish or wildlife, or their habitat, in that the proposed subdivision will not endanger known rare biological resources or will not create undesirable environmental impact based upon the findings of Environmental Impact Report No. EIR-86-0501-EX.

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/or required by condition of this map to provide for 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 Planning Commission had reviewed the adopted Housing Element, the Progress Guide and General Plan of The City of San Diego and found, pursuant to Government Code Section 66412.3, that the housing needs of the region were being met since residential development had 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 the City Council.

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 OLEN T. FOSTER is denied; the decision of the Planning Commission is sustained, and said Tentative Map No. TM-86-0501 is hereby denied.

APPROVED: JOHN W. WITT, City Attorney

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

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Or.Dept:Clerk
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OCT 14 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 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"/>
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 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"/>
Judy McCarty	<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 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 *June A. Blackwell*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-266818 Adopted OCT 14 1986