

RESOLUTION NUMBER R- 268367

ADOPTED ON MAY 19 1987

WHEREAS, DENNIS and HELEN SONNER, by Donald L. Worley, Esq., appealed the decision of the Planning Commission in denying Tentative Map No. TM-85-0695 submitted by DENNIS AND HELEN SONNER and CHARLES W. CHRISTENSEN AND ASSOCIATES for a land division proposing to subdivide a 0.81-acre site into two lots for a residential development on Lot 2 of Christopher Heights, Map No. 3409, located on the west side of San Gorgonio Street, between Kellogg Street and Navy property, in the Peninsula Community Plan area, in the R1-10000 Zone; and

WHEREAS, the matter was set for public hearing on May 19, 1987, 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-85-0695:

1. The map proposes a two-parcel division of an 0.81-acre site for residential development. This type of development is not consistent with the General Plan and the Peninsula Community Plan which designate the area for residential use. The proposed map will not retain the community's character by encouraging orderly, sequential development compatible in its intensity with

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surrounding existing and future land development. The extensive grading that would be required to develop Parcel 2 would be out of character with the surrounding area.

2. The design and proposed improvements for the map are consistent with the zoning/development regulations of the R1-10000 Zone in that:

a. Both lots have frontage on a dedicated street which is open to and usable by vehicular traffic.

b. Both lots meet the minimum dimension requirements of the R1-10000 Zone.

c. All lots are designed so that required improvements do not 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 not physically suitable for residential development. The harmony in scale, height, bulk, density and coverage of development under this map would create an incompatible physical relationship to surrounding properties for which this area has been planned. Approximately 70% of the existing topography for the proposed Parcel 2 has a slope gradient of greater than 25%. Thus, development of the site would require extensive grading resulting in development that would be harmonious in scale with surrounding development.

5. The site is physically suitable for the proposed density of development. This is consistent with the community plan which provides for very low density residential development.

6. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of Environmental Negative Declaration No. END-85-0695 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 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 has reviewed the adopted Housing Element, the Progress Guide and General Plan of 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 the City Council.

The 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 DENNIS and HELEN SONNER is denied, the decision of the Planning Commission is sustained, and Tentative Map No. TM-85-0695 is hereby denied.

APPROVED: JOHN W. WITT, City Attorney

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

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MAY 19 1987

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 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 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"/>
Celia Ballesteros	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.

(Seal)

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

By *Paul A. Blackwell*, Deputy.

Office of the City Clerk, San Diego, California

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