

(R-88-1116)

RESOLUTION NUMBER R-269710

ADOPTED ON NOVEMBER 10, 1987

WHEREAS, Nancy O'Brion, George Chapman and Barbara C. Greene, appealed the decision of the Planning Commission in approving Tentative Map No. T.M. 87-0062 submitted by Mr. and Mrs. Donald Lee Goode for a three (3) lot subdivision of a 1.44-acre site for residential development, on Lots 58 and 59 of College Valley, Unit 2, Map 6289, and a remnant portion of Lot 22, Rancho Mission de San Diego, Map 330, located on the south end of New Mills Road, in the State University Community Plan area, in the R1-5000 Zone; and

WHEREAS, the matter was set for public hearing on November 10, 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. T.M. 87-0062:

1. The map proposes the subdivision of a 1.44-acre site into three (3) parcels for residential development. This type of development is consistent with the General Plan and the State University Community Plan which designate the area for low-medium residential use. The proposed map will retain the community's character by encouraging orderly, sequential development

compatible in its intensity with surrounding existing and future land development.

2. The design and proposed improvements for the map are consistent with the zoning/development regulations of the R1-5000 Zone except that all lots do not have minimum frontage on a dedicated street which is open to and usable by vehicular traffic. Frontages of fifteen (15), twenty (20) and twenty-five (25) feet are proposed where the R1-5000 Zone requires a frontage of thirty (30) feet on a cul-de-sac. A variance is being granted because there is no reasonable way to provide a dedicated street to serve a legal lot that currently exists behind Lots 58 and 59 of College Valley Unit No. 2. This variance will provide street frontage to all three (3) lots without being detrimental to the surrounding neighborhood.

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, density and coverage of development creates a compatible physical relationship to surrounding properties for which this area has been planned.

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

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-87-0662 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 City Council has reviewed the adopted Housing Element, the Progress Guide and General Plan of The City of San Diego and hereby finds, pursuant to Section 66412.3 of the Government Code, 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.

10. The notices required by Paragraph A., Section 101.0993 of the San Diego Municipal Code, have been given in the manner required by that paragraph.

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 appeals of Nancy O'Brion, George Chapman and Barbara C. Greene, are denied; the decision of the Planning Commission is sustained, and Tentative Map No. T.M. 87-0062 is hereby granted to Mr. and Mrs. Donald Lee Goode, subject to the conditions attached hereto and made a part hereof.

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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CITY COUNCIL CONDITIONS
TM 87-0062

1. This tentative map will expire November 10, 1990.
2. The "General Conditions for Tentative Subdivision Maps" filed in the office of the City Clerk under 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. The 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.
5. 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.
6. The subdivider shall provide evidence satisfactory to the Water Utilities Director showing that each parcel will have its own water service and sewer lateral.
7. Prior to the recordation of a final map, a phasing plan shall be submitted to the satisfaction of the Planning Director which ties development to: (a) the allocation schedule of the Community Plan, as set forth in Schedule A of the Interim Development Ordinance, adopted by the City Council on July 21, 1987; and (b) the construction and actual installation of all public facilities specified in the Capital Improvement Program portion of the applicable community plan that would be required for this project approval.
8. This map shall comply with the standards, policies and requirements of all ordinances in effect at the time of approval of this map, including the Interim Development Ordinance adopted by the City Council on July 21, 1987; and any successor ordinance, plan or policy imposing the same or similar requirements upon environmentally sensitive habitats, floodplains, hillsides, wetlands or coastal bluffs, which approval shall be binding upon all subsequent approvals and permits required for the development.

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9. This subdivision is subject to payment of School Impact Fees at the time of issuance of building permits as provided by California Government Code Section 53080(b) (Statutes of 1986, Chapter 887) in accordance with procedures established by the Director of Building Inspection.
10. Prior to the recordation of the final map, the subdivider shall record a grant deed restriction on Parcel 3 limiting the residential development of that parcel to one dwelling unit.
11. The final map shall indicate by specific note that the tentative map was approved on appeal by the Planning Commission on October 1, 1987, with the condition that Parcel 3 shall only be developed with a single-family residence and may not be developed with additional units through a Planned Residential Development Permit.

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Passed and adopted by the Council of The City of San Diego on NOV 10 1987
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"/>	
District 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vacant
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"/>	
Celia Ballesteros	<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 Ellen Boward, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R 269710 Adopted NOV 10 1987