

(R-88-2169)

RESOLUTION NUMBER R-270733

ADOPTED ON APRIL 12, 1988

WHEREAS, James Schraefel, by Emmanuel Savitch of Procopio, Cory, Hargreaves & Savitch, appealed the decision of the Planning Commission in denying Tentative Map No. 87-0325 submitted by James Schraefel, Owner, for a development plan for 5 detached, single-family residential dwelling units on a 7 lot subdivision further described as Lot 35, Mission Cliff Gardens, Map 2268 and a portion of Pueblo Lot 1111, Miscellaneous Map 36, located on the northerly side of Mission Cliffs Drive, north of Adams Avenue, in the Uptown Community Plan area, in the R1-5000, R1-40000 and Hillside Review and Resource Protection Overlay Zones; and

WHEREAS, the matter was set for public hearing on April 12, 1988, 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 City Council adopts the following findings with respect to Tentative Map No. 87-0325:

1. The map proposes the subdivision of a 5.575-acre site into 7 lots for residential development. This type of development is inconsistent with the General Plan and the Community Plan because the proposed clustering of dwelling units would be incompatible with the surrounding neighborhood.

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2. The design and proposed improvements are inconsistent with the zoning/development regulations of the R1-40000, R1-50000 and the Hillside Review Overlay Zones, as permitted under a planned infill residential development permit because the proposed project would be incompatible with the surrounding area.

3. The design and proposed improvements for the subdivision are inconsistent 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.

5. The site is physically unsuitable for the proposed density of development because the clustering of dwelling units as proposed would create an incompatible relationship with the surrounding neighborhood.

6. The design of the subdivision and the proposed improvements would have adverse impacts relating to land use policies.

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.

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 the property.

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 James Schraefel, by Emmanuel Savitch of Procopio, Cory, Hargreaves & Savitch, is denied; the decision of the Planning Commission is sustained, and Tentative Map No. 87-0325 is hereby denied.

APPROVED: JOHN W. WITT, City Attorney

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

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APR 12 1988

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"/>
Ron Roberts	<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"/>
H. Wes Pratt	<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"/>
J. Bruce Henderson	<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"/>
Bob Filner	<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.

(Seal)

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

By *Ellen Boward* Deputy.

Office of the City Clerk, San Diego, California

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