

(R-89-2362)

RESOLUTION NUMBER R-273443

ADOPTED ON MAY 9, 1989

WHEREAS, Arthur R. Taylor and Robert Ferrez, appealed the decision of the Planning Commission in approving Tentative Map No. 88-0460 for Glencoe Heights submitted by Stone Development Company to subdivide a 2.70-acre site into 18 lots for single family and duplex development, on a portion of Lot 826 of Lomita Village, Map No. 2998 and a portion of Lot 22 of Moody's South Addition, Map No. 1290, located on the east side of Glencoe Drive between Helm Street and Calvocado Street, in the Skyline-Paradise Hills Community Plan area, in the R1-5000 and R-3000 zones; and

WHEREAS, the matter was set for public hearing on May 9, 1989, 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. 88-0460:

1. The map proposes to subdivide a 2.70-acre site into 18 lots for single-family residential development. This type of development is consistent with the General Plan and the Skyline/Paradise Hills Community Plan which designate the area for residential (0-10 and 10-15 dwelling units per net residential acre) 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 and R-3000 zones in that:

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

b. All lots meet the minimum dimension requirements of the R1-5000 and R-3000 zones;

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;

d. The Planning Director has determined that all of Lot 11 is in the R1-5000 zone. The boundary line between the R-3000 and R1-5000 zones is the southerly boundary of Lot 11.

3. The design and proposed improvements for the subdivision are consistent with the 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 single-family 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 residential development.

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 based upon the findings in Negative Declaration No. 88-0460, 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 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.

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 Arthur R. Taylor and Robert Ferrez are denied; the decision of the Planning Commission is sustained, and Tentative Map No. 88-0460 is hereby granted to Stone Development Company, 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

FCC:lc
08/30/89
Or.Dept:Clerk
R-89-2362
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CITY COUNCIL CONDITIONS
TM 88-0460

1. This tentative map will expire May 9, 1992.
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.

All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. 769635.

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 proposed public utility systems and service facilities is required according to San Diego Municipal Code Section 102.0404, Subsection 2.
6. Glencoe Drive is classified as a local street within a 60-foot-wide right-of-way. This subdivider shall provide half-width improvements with curb, a four-foot-wide sidewalk, and additional paving as shown on the approved tentative map, in a manner satisfactory to the City Engineer.
7. Water Requirements:
 - a. Extend existing eight-inch AC water main in Glencoe Drive to northern subdivision boundary. All lots shall be provided with water service laterals.
 - b. Install fire hydrants at locations satisfactory to the City Engineer and to the Fire Department.

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8. Sewer Requirements:

- a. Provide sewer study, satisfactory to the Water Utilities Director, for the sizing of new gravity sewers to serve this development and other areas tributary to this sewer. Sewer main sizes and grades shall provide adequate capacity and cleansing velocities.
 - b. Install sewer facilities as recommended in the approved study. All lots shall be provided with sewer laterals.
9. All rights-of-way required to be dedicated with this map must be free and clear of all encumbrances and prior easements. The subdivider must secure from an easement grantee a subordination agreement for distribution facilities located within the dedication or, in the case of major transmission facilities, a joint-use agreement.
 10. 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 any successor plan or policy imposing the same or similar requirements; 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.
 11. This map shall comply with the standards, policies and requirements of all ordinances in effect at the time of approval of this map.
 12. This subdivision may be 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.
 13. This community may be subject to impact fees as established by the City Council at the time of issuance of building permits.
 14. Developer shall take the following steps, and others as may be required by the City Engineer, to ensure adequate drainage facilities for this subdivision:
 - a. Install inlet at northerly subdivision boundary to intercept runoff from Glencoe Drive and direct to Koe Street drainage facilities.
 - b. Construct an underground drainpipe at northerly subdivision boundary for transport of public water from Glencoe Drive connecting to the Koe Street drain extended.

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- c. Install new inlet on Glencoe Drive in vicinity of Lot 8, proposed, and extend 18-inch drain to connect to existing drain located on southerly property line of Lot 58, Grove Heights Subdivision.
 - d. Construct PCC brow ditch along back property line or top of cut, as appropriate, to protect the lower properties adjacent to the northerly two-thirds of subdivision from uncontrolled runoff down slope.
 - e. Research the existing drain easement on northerly subdivision boundary and extending to the Koe Street drain to determine if the existing facilities are located within a legal and adequate right-of-way and to determine the jurisdiction responsible for maintenance within the easement.
 - f. Acquire necessary right-of-way for all public drain facilities constructed or utilized by this subdivision.
15. No grading permits shall be issued until the final map is approved by City Council and a Notice to Proceed is issued. Further, the Permit shall contain the provision that no grading shall occur during the rainy season from November 1 to April 1 of any year; and that, prior to the November 1 moratorium, steps shall be taken to ensure that runoff is either discharged into an adequate drainage facility or that surface discharge is adequately desilted and detended before discharge.

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MAY 09 1989

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 *Maureen O'Connor*, Deputy.

Office of the City Clerk, San Diego, California

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