

(R-90-1029)

RESOLUTION NUMBER R-274778

ADOPTED ON NOVEMBER 21, 1989

WHEREAS, On December 10, 1987, Carroll Canyon Golf and Recreation Center, a California corporation, Owner/Permittee, filed an application for Conditional Use/Hillside Review/Resource Protection Overlay Zone Permit No. 87-1104, to construct and operate a 17-acre recreation facility with a 275 yard driving range, a 7,000 square foot clubhouse with a restaurant, golf shop, and exercise room, and a fitness trail located on the south side of Carroll Canyon Road immediately to the south of the terminus on Pacific Heights Boulevard, and described as a portion of Sections 3 and 4, Range 3 West, Township 15 South, in the Mira Mesa Community Plan area, in the A1-10 zone; and

WHEREAS, the matter was set for public hearing on November 21, 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 City Council adopts the following findings with respect to Conditional Use/Hillside Review/Resource Protection Overlay Zone Permit No. 87-1104:

1. The proposed use will not fulfill an individual and/or community need and will adversely affect the General Plan or the

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CITY CLERK'S OFFICE
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SAN DIEGO, CALIF

TO: [Illegible]

FROM: [Illegible]

SUBJECT: [Illegible]

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community plan. The proposal is not consistent with the adopted Mira Mesa Community Plan.

2. The proposed use would be detrimental to the health, safety and general welfare of persons residing or working in the area and would adversely affect other property in the vicinity. The runoff from the proposed project will adversely affect properties downstream with pesticides and fertilizers.

3. The proposed use would not comply with the relevant regulations in the San Diego Municipal Code. The proposal is not consistent with the development regulations outlined in the Resource Protection Overlay Zone.

4. The site is physically suitable for the design and siting of the proposed structures and will result in the minimum disturbance of sensitive areas, however, a more sensitive development alternative could be pursued that would respect the existing topography of the site. The site is being fitted to the development, not vice-versa.

5. The grading and excavation proposed in connection with the development will not result in soil erosion, silting of lower slopes, slide damage, flooding, severe scarring or any other geological instability which would affect health, safety and general welfare as approved by the City Engineer. Disturbed slopes are planted with native and self-sufficient vegetation. As a mitigation measure of the EIR, grading must take place during the dry season. The site is geologically suitable for the development.

6. The proposed development would not retain the visual quality of the site, the aesthetic qualities of the area and the neighborhood characteristics by utilizing proper structural scale and character, varied architectural treatments, and appropriate plant material. The project proposes substantial alteration of the site, thereby degrading the natural quality of the open space site.

7. The proposed development is in conformance with the Open Space Element of the General Plan, the Open Space and Sensitive Land Element of the community plan, any other adopted applicable plan, and the zone. The applicant has discussed the feasibility of open space dedications or easements with appropriate City staff. Commercial uses such as the one proposed, are not permitted in open space.

8. The proposed development is in conformance with the qualitative guidelines and criteria as set forth in Document No. RR-262129, "Hillside Design and Development Guidelines." The design of the two structures is consistent with the guidelines because the clubhouse incorporates varying pad elevations and the driving deck is supported by poles.

9. The proposed development would not be sited, designed, and constructed to minimize, if not preclude, adverse impacts upon sensitive natural resources and environmentally sensitive areas. The proposed development will result in unmitigated adverse impacts to the riparian habitat.

10. The proposed development would not be sited and designed to prevent adverse impacts to environmentally sensitive habitats

and resources located in adjacent parks and recreation areas and will provide adequate buffer areas to protect such resources. The proposal will adversely impact the wildlife corridor through Carroll Canyon.

11. The proposed development would not minimize the alterations of natural landforms and would result in undue risks from geological and erosional forces and/or flood and fire hazards. The site will be altered substantially to fit the proposed development.

12. The proposed development will be visually compatible with the character of surrounding areas, and where feasible, will restore and enhance visual quality in visually degraded areas. The proposed project retains most of the hillsides and their natural state while providing landscaping and new riparian habitat.

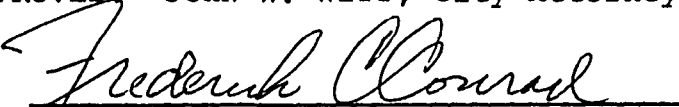
13. The proposed development is not consistent with the adopted Mira Mesa Community Plan.

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 request of Carroll Canyon Golf and Recreation Center, a California corporation, Owner/Permittee is denied; and Condition Use/Hillside Review/Resource Protection Overlay Zone Permit No. 87-1104 is hereby denied.

BE IT FURTHER RESOLVED, that the City Manager is hereby directed to attempt to acquire the property through the open space program for the Mira Mesa community.

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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NOV 21 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 Board*....., Deputy.

Office of the City Clerk, San Diego, California

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