

(R-90-1038)

RESOLUTION NUMBER R-274897

ADOPTED ON DECEMBER 12, 1989

WHEREAS, Verna M. Quinn, appealed the decision of the Planning Commission of The City of San Diego in approving Tentative Map No. 89-0223 submitted by Pacer McKee Corporation for the Campus Heights Scene project, which proposes a 10-lot subdivision for single-family residential development, on a portion of property located on the north side of Broadway between Klauber Avenue and Scimitar Drive, more particularly described as a portion of Lot 8, Block 18 of Tract No. 2 of Encanto Heights, Map No. 1100, together with the portion of Lot 4½ of Rosemont Addition to Encanto Heights, Map No. 1133 in Zone SF 10,000 within the Southeast San Diego Community Plan area; and

WHEREAS, the matter was set for public hearing on December 12, 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. 89-0223:

1. The map proposes to subdivide a 3.04-acre site into 10 lots for single-family residential development (3.2 dwelling units per acre). This type of development is consistent with the General Plan and the Southeast San Diego Community Plan, which

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designate the area for single-family residential development (0-5 dwelling units per 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. All public facilities specified in the Southeast San Diego Community Plan will be assured.

2. The design and proposed improvements for the map are consistent with the zoning/development regulations of the SF-10,000 zone, 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 SF-10,000 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 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 single-family residential development use (0-5 dwelling units per acre).

6. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. However, the project as revised now avoids or mitigates the potentially significant environmental effects based upon the findings of Negative Declaration No. 89-0223, 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.

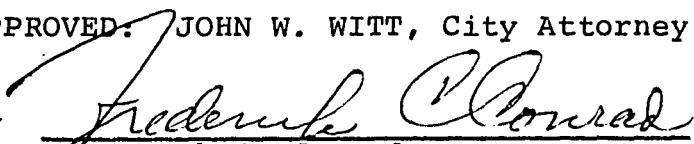
9. The Subdivision Board has reviewed the adopted Housing Element, the Progress Guide and General Plan of The City of San Diego and hereby finds, pursuant to Section 66412.3 of the Government Code, that the housing needs of the region are being met since residential development has been planned for the area and public services programmed for installation, as determined by the City Engineer, in accordance with financing and environmental policies of the City Council.

That said 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 Verna M. Quinn is hereby denied; the decision of the Planning Commission is hereby sustained; and that Tentative Map No. 89-0223 is hereby granted to Pacer McKee Corporation, 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
FOR TENTATIVE MAP NO. 89-0223

1. This tentative map will expire December 13, 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 report 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. Broadway is classified as a two-lane collector within a 60-foot-wide right-of-way. The subdivider shall construct curb and sidewalk adjacent to this project, as shown on the approved tentative map, in a manner satisfactory to the City Engineer.
7. Street "A" is classified as a local street within a 52-foot-wide right-of-way. This street is to be fully improved, as shown on the approved tentative map, in a manner satisfactory to the City Engineer.
8. Water Requirements:
 - a. The subdivider shall install eight-inch water main in Street "A," connecting to existing twelve-inch main in Broadway, satisfactory to the Water Utilities Director.
 - b. The subdivider shall install fire hydrants at locations satisfactory to the Fire Department and to the City Engineer.

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9. Sewer Requirements:

- a. The subdivider shall relocate sewer main as shown on the approved tentative map.
 - b. The subdivider shall provide twenty-foot sewer easement for relocated sewer main and manholes. The subdivider shall provide legal and practical access to manholes, in a manner satisfactory to the Water Utilities Director.
 - c. The subdivider shall install an eight-inch sewer main in Street "A," satisfactory to the Water Utilities Director.
 - d. The subdivider shall provide calculations indicating that the size and grade of the new and relocated sewer mains will have adequate capacity and cleansing velocities, satisfactory to the Water Utilities Director.
10. 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.
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.

DEC 12 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"/>
John Hartley	<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"/>
Linda Bernhardt	<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 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 *June G. Blackwell* Deputy.

Office of the City Clerk, San Diego, California

Resolution Number *R 274897* Adopted *DEC 12 1989*