

(R-90-1710)

RESOLUTION NUMBER R-275353

ADOPTED ON MARCH 20, 1989

WHEREAS, on January 2, 1990, the Subdivision Board of The City of San Diego approved Tentative Map No. 89-1066 submitted by Habitat of Humanity for the Habitat for Humanity - Carter Work Camp project, which proposes the subdivision of a 1.40 acre site into eight lots for single-family residential development for low income families, said site is located at 910 60th Street with frontage also on Merlin Drive and on Iona Drive, and is more particularly described as a portion of Block 4 of Larchmont, Map No. 1319, in the Southeast San Diego Community Plan area, in the SF-6000 zone; and

WHEREAS, on February 15, 1990, the Planning Commission approved Tentative Map No. 89-1066; and

WHEREAS, Hazel Margaret Higgins and Encanto Task Force, by Ardise Rawlins, appealed the decision of the Planning Commission in approving Tentative Map No. 89-1066; and

WHEREAS, the matter was set for public hearing on March 20, 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. 89-1066:

1. The map proposes to subdivide a 1.40-acre site into eight lots for single-family residential development (5.7 du per acre). This type of development is consistent with the General Plan and the Southeast San Diego Community Plan which designate the area for single-family residential (5-10 du/ac) 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 SF-6000 Zone except as stated in Paragraph "a" below:

a. With the exception of Lot 3 all lots do not have minimum frontage on a dedicated street which is open to and usable by vehicular traffic. A variance is being granted for reciprocal access to all lots. The subject property is bounded by three streets. Currently existing on the subject site are several matured trees which will remain on the subject site. Based on the desire to maintain the existing trees a reciprocal access is warranted. A variance is also being approved for 26.5 feet of street frontage for Lot 3, a 50-foot of street frontage for Lot 1 and a 52-foot of street frontage for Lot 2 and a variance for 93 feet of depth for Lot 6 based on the comprehensive design of the project, these variances are warranted.

b. All lots meet the minimum dimension requirements of the SF-6000 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 the proposed density of development. This is consistent with the community plan which provides for single-family residential (5-10 du/ac) use.

5. 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, in that the proposed subdivision will not endanger known rare biological resources or will not create undesirable environmental impact based upon the findings of the Environmental Review EQD No. 89-1066 which is included herein by this reference.

6. 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.

7. 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.

8. 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.

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 decision of the Planning Commission is sustained, and Tentative Map No. 89-1066 is hereby granted to Habitat of Humanity, subject to the conditions attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By Jack Kutz
for Frederick C. Conrad
Chief Deputy City Attorney

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04/10/90
Or.Dept:Clerk
R-90-1710
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CITY COUNCIL CONDITIONS
FOR TENTATIVE MAP NO. 89-1066

1. This tentative map will expire March 20, 1993.
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. 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.
4. Undergrounding of proposed public utility systems and service facilities is required according to San Diego Municipal Code Section 102.0404, Subsection 2. Undergrounding of existing facilities is waived in accordance with Council Policy No. 600-25.
5. Merlin Drive is classified as a two-lane local street. The subdivider shall dedicate additional right-of-way on Merlin Drive to allow for a half-width of 25 feet and a 10-foot curb-to-property line distance, satisfactory to the City Engineer. The subdivider shall provide curb, gutter, and additional paving as necessary, in a manner satisfactory to the City Engineer.
6. 60th Street is classified as a 2-lane collector. The subdivider shall dedicate additional right-of-way on 60th Street to provide for a 10-foot curb-to-property line distance satisfactory to the City Engineer.
7. Iona Street is classified as a 2-lane local. The subdivider shall dedicate additional right-of-way on Iona Street to provide for a seven-foot curb-to-property line distance. The subdivider shall install a 4-foot-wide sidewalk on Iona Street satisfactory to the City Engineer.
8. The subdivider shall install a pedestrian ramp at the southeast corner of Merlin Drive and Iona Drive and at the southwest corner of Merlin Drive and 60th Street, satisfactory to the City Engineer.

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9. Water and Sewer Requirements:

- a. Install fire hydrants at locations satisfactory to the Fire Department and the City Engineer.
 - b. Provide evidence, satisfactory to the Water Utilities Director, indicating that each parcel will have its own water service and sewer lateral.
10. 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.
11. 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.
12. This community may be subject to impact fees as established by the City Council at the time of issuance of building permits.
13. Concurrent with the recordation of the final map, a reciprocal access and parking agreement shall be created by separate instrument, to the satisfaction of the Planning Director.

MAR 20 1990

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 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 *Blonde R. Barnes*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number **R-275353** Adopted **MAR 20 1990**