

(R-90-1924)

RESOLUTION NUMBER R- 275920
ADOPTED ON JUN 18 1990

WHEREAS, Mr. and Mrs. Jerome Shaw submitted an application to the Planning Department for Planned Residential Permit amendment and Tentative Map No. 88-0591, and Rezone Extension of Time No. 88-0591; and

WHEREAS, the permit was set for a public hearing to be conducted by the Council of The City of San Diego; and

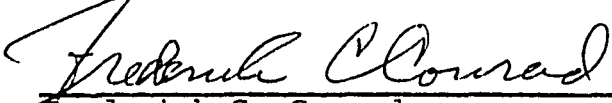
WHEREAS, the Council of The City of San Diego considered the issues discussed in Environmental Impact Report No. 88-0591; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that the information contained in ENVIRONMENTAL IMPACT REPORT EQD NO. 88-0591, in connection with Planned Residential Permit amendment and Tentative Map No. 88-0591 and Rezone Extension of Time No. 88-0591, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Administrative Code section 15000 et seq.), and that said report has been reviewed and considered by this Council.

BE IT FURTHER RESOLVED, that pursuant to California Administrative Code section 15093, the City Council hereby adopts

the Statement of Overriding Considerations, a copy of which is attached hereto and incorporated herein by reference, with respect to the project.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:lc
05/17/90
Or.Dept:Plan.
R-90-1924
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**DRAFT CANDIDATE FINDINGS
FOR THE SHAW/LOPEZ RIDGE
AMENDMENT TO TENTATIVE MAP
AMENDMENT TO PLANNED RESIDENTIAL DEVELOPMENT PERMIT
AND EXTENSION OF TIME FOR PRD REZONE**

The following findings are made relative to the conclusions of the final environmental impact report (EIR) for the proposed amendment to the tentative map (TM) and Planned Residential Development (PRD) permit for the Shaw/Lopez Ridge project in the City of San Diego. The discretionary actions for the project include approval of the tentative map amendment and PRD permit amendment and approval of an extension of time for the PRD rezone. A Coastal Development permit would also be required from the California Coastal Commission. The amended TM and PRD permit would allow construction of 28 single-family dwelling units on 13.06 acres of vacant land in the Mira Mesa community planning area. The site is located on Lopez Ridge, abutting the Los Penasquitos Canyon Preserve, approximately 0.6 mile southwest of the intersection of future Calle Cristobal/Camino Santa Fe.

These findings are made pursuant to Section 21081 of the California Public Resources Code and Sections 15091 and 15093 of the California Administrative Code.

FINDINGS

A. PUBLIC RESOURCES CODE SECTION 21081(a)

The decision maker, having reviewed and considered the information contained in the final EIR for the project and the public record, finds, pursuant to CEQA and CEQA State Guidelines, that changes or alterations have been required in or incorporated into the project which avoid or substantially lessen the significant and potentially significant environmental effects as identified in the final EIR with respect to the areas of (1) biology, (2) hydrology, and (3) public safety. Specifically:

1. While not found to be a significant impact, all barrel cactus currently located within the development area on the proposed project site will be transplanted by the applicant to areas on-site which are to be preserved as open space.
2. With respect to hydrology, potential impacts to Los Penasquitos and Lopez canyons will be mitigated by the use of velocity-reducing riprap dissipaters at discharge points, seasonal limitation on grading activities, temporary erosion control measures required by Coastal regulations, and the use of the Montongo Street detention basin.
3. With respect to public safety, potential impacts will be mitigated by the project's brush management plan, approved by both the City of San Diego Planning Department and the San Diego Fire Department. The brush management plan assures compliance with the City of San Diego Landscape Technical Manual, as adjusted for the project site.

alignment would impact 1.1 acres of slopes greater than 25 percent. None of this roadway alignment would be exempt from Coastal Zone encroachment limitations, because it does not minimize the grading of sensitive slopes in order to access the flattest portion of the site, as does the proposed project alternative (Lairly, California Coastal Commission, 1/24/90). The project would no longer conform to the Coastal Zone regulations for the Hillside Review Overlay Zone and result in a significant land use impact. In order to realign the road to the north, the steep slopes along the project's northern boundary would be graded. These slopes have a gradient greater than 25 percent. Because the road alignment as proposed in the EIR impacts the least amount of area with a slope gradient greater than 25 percent and which allows the flattest portions of the site to be developed, the Coastal Commission concurs with the proposed project. The agency does not support this Alternative C alignment as it would impact a greater amount of slopes greater than 25 percent. Therefore, this alternative is infeasible.

In response to the Mira Mesa Community Planning Group, the profiles of houses on lots 12 through 15 were lowered to minimize their visual impact from Lopez Canyon. The landscaping plan will include native tree species in critical Lopez Canyon viewshed areas, and the applicant will work with the adjacent property owner in the landscaping of the off-site access road.

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JUN 18 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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	
Resolution Number <i>R-275920</i>	JUN 18 1990
Adopted.....	



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