

(R-91-784)

RESOLUTION NUMBER R-276734

ADOPTED ON OCTOBER 16, 1990

WHEREAS, Randy Bixler, et al., appealed the decision of the Planning Commission in approving Tentative Parcel Map No. 89-0966 submitted by Phillip Jordan which would subdivide a 0.958-acre site into four parcels for single-family development (three units exist on the property), located on the southwest corner of Loring and Collingwood Street and described as Lot 288, Map No. 1618, and a portion of Tuna Lane, as vacated and closed to public use, and Lot 153 and Lot 154 of Map No. 1627, in the Pacific Beach Community Plan area, in the R1-5000 Zone; and

WHEREAS, the matter was set for public hearing on October 16, 1990, 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 Tentative Parcel Map No. 89-0966:

1. The map proposes the subdivision of a 0.958-acre site into four parcels for single-family residential development (four dwelling units/acre). This type of development is consistent with the General Plan and the Pacific Beach Community Plan, which designate the area for residential use (nine dwelling units/acre maximum). 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 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 R1-5000 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 residential uses.

6. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or

substantially and avoidably injure fish or wildlife or their habitat based upon the findings of Exemption No. 89-0966, which is included herein by this reference.

7. The design of the subdivision and the type of improvements will likely cause serious public health problems inasmuch as needed public services and facilities may not be available or required by condition of this map to provide for water and sewage facilities, as well as other related public services. Public input at recent community meetings suggest that inadequate facilities to serve the community are causing enormous impacts. Because of this, extensive down zonings to lessen these impacts on the community are being discussed. Also, because of many existing lots in the community that exceed the minimum requirements of the R1-5000 zone, additional lot divisions may ensue. Therefore, until these issues relative to the adequacy of public facilities are resolved, a finding of approval cannot be made.

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 the property within the proposed subdivision as demonstrated by the City Engineer's request for public dedications and adequate improvement on the proposed subdivision map.

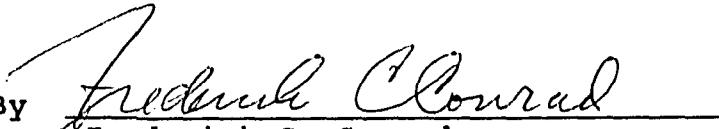
9. The Council has reviewed the adopted Housing Element, the Progress Guide, and General Plan of The City of San Diego, and hereby finds, pursuant to Section 66412.3 of the Government

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 appeal of Randy Bixler, et al., is granted; the decision of the Planning Commission is overruled, and Tentative Parcel Map No. 89-0966 is hereby denied.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

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11/08/90
Or.Dept:Clerk
R-91-784
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OCT 16 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input type="checkbox"/>	<input checked="" 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 *Blonda L. Barnes*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number *R-276734* Adopted *OCT 16 1990*