

(R-91-944)

RESOLUTION NUMBER R-276887

ADOPTED ON NOVEMBER 20, 1990

WHEREAS, Torrey Pines Community Planning Group by Opal Trueblood, Chair, and Kevin Patrick, M.D., appealed the decision of the Planning Commission (by a vote of 2-2) to deny the appeal which, due to a lack of four affirmative votes, resulted in the Planning Director's decision to approve the project being upheld, for Hillside Review Permit No. 89-0799 (Austin Lots 1 and 3 Project) submitted by Douglas Austin, Applicant, and Kent and Lana Wilson, Owners, for the construction of two single-family detached residences on two separate building lots consisting of a total combined gross floor area of 8,864 square feet (including off-street parking), with related site landscaping and brush management on a vacant 0.41 acre site, and a variance to provide a common driveway on the site with access to the proposed structures from Via Latina, located on the east side of Via Latina, between Portofino Drive and Via Grimaldi, and is more particularly described as Parcels 1 and 3 of Map No. 5893, in the Torrey Pines Community Plan area, in the R1-5000 zone; and

WHEREAS, the matter was set for public hearing on November 20, 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,

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BE IT RESOLVED, by the Council of The City of San Diego, that this City Council adopts the following findings with respect to Hillside Review Permit No. 89-0799:

1. The site is physically suitable for the design and siting of the proposed structures and will result in the minimum disturbance of sensitive areas. The proposed project is consistent with relevant guidelines and criteria of the Hillside Review Overlay Zone which limit encroachment into steep areas (greater than 25 percent grade) to 10 percent of Lot 1 and 20 percent of Lot 3 (623 square feet and 1,551 square feet, respectively). Proposed grading of steep areas is within this encroachment limit. The geological reconnaissance report prepared for the project concluded that proposed development of the site is feasible from a geologic standpoint. Therefore, the site is physically suitable for the siting of the proposed structures.

2. 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. Runoff from the site would be directed into a subdrain which outlets down the driveway to the street (Via Latina). Therefore, no significant geotechnical or erosion impacts would be expected as a result of project implementation. A detailed geotechnical report will be

required prior to issuance of a building permit to further assure that no erosional disturbances would occur during grading and excavation of the project site.

3. The proposed development will 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.

4. 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. The proposed project is consistent with the City's Progress Guide and General Plan, and the adopted Torrey Pines Community Plan which recommends this site be utilized for very low density residential development consistent with the existing R1-5000 zone. In order to retain the natural integrity of the eastern portion of Lots 1 and 3, the applicant is providing a negative open space easement over the rear portions of these lots. The easement would consist of approximately 19 percent of the combined total site area of both parcels and is intended to preclude any activities which may disturb the existing sandstone landform and other sensitive topographical features which exist along the east and northeast sides of these lots, which are adjacent to the Torrey Pines State

Preserve. This area will also incorporate portions of the project's brush management program and will be enhanced with additional native landscaping.

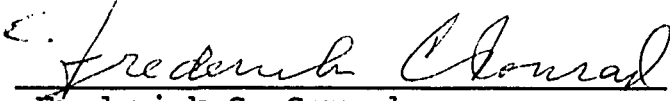
5. The proposed development is in conformance with the qualitative guidelines and criteria as set forth in Document No. RR-262129, "Hillside Design and Development Guidelines." The proposed development is consistent with "Hillside Design and Development Guidelines" which recommend a variety of grading and site development standards intended to achieve compatible hillside development in urbanized communities, including variation of architectural design, "stepping" structures into the hillside to better conform with the natural topography of the site, and retention of sensitive landform features (sandstone bluffs). The geological reconnaissance report prepared for this project substantiates the feasibility of the building pad locations proposed on Lots 1 and 3, which is a preferred Hillside Design and Development Guideline. In accordance with Hillside Development Guideline No. 4 (page 32), the project would reduce the amount of impervious surfaces on site by providing a common driveway from Via Latina. Therefore, the Planning Department supports the requested variance for a common driveway on these lots.

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 Torrey Pines Community Planning Group by Opal Trueblood, Chair, and Kevin

Patrick, M.D., is granted; the decision of the Planning Director is overruled, and Hillside Review Permit No. 89-0799 for the Austin Lots 1 and 3 Project is hereby denied.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

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Or.Dept:Clerk
R-91-944
HRP 89-0799
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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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Bernhardt	<input type="checkbox"/>	<input checked="" 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 *Blondie R. Barnes* Deputy

Office of the City Clerk, San Diego, California

Resolution Number *R-276887* Adopted *NOV 2 0 1990*