

RESOLUTION NUMBER R-291083

ADOPTED ON DECEMBER 8, 1998

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING AN AMENDMENT TO THE CARMEL DEL MAR NEIGHBORHOODS 4, 5, AND 6 PRECISE PLAN, CARMEL VALLEY COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN.

WHEREAS, the Council of The City of San Diego adopted the Progress Guide and General Plan on February 26, 1979; and

WHEREAS, the Council of the City of San Diego adopted the Carmel Valley Community Plan and the Carmel Del Mar Neighborhoods 4, 5, and 6 Precise Plan; and

WHEREAS, the Carmel Valley Community Plan and the Carmel Del Mar Neighborhoods 4, 5, and 6 Precise Plan designate the site for the Carmel Del Mar Neighborhood 4 - South, Unit 17 Project [Project], being legally described as Lot 48 of Carmel Del Mar Neighborhood 4, Unit No. 13, Map No. 13118, for Neighborhood Commercial development; and

WHEREAS, Marlin Development, Owner, and K. Hovnanian at Carmel Village, Permittee, pursuant to Council Policy 600-35 and Municipal Code section 111.0704, made application to The City of San Diego to initiate an amendment to the Carmel Del Mar Neighborhoods 4, 5, and 6 Precise Plan, the Carmel Valley Community Plan and the Progress Guide and General Plan to redesignate the Project site for small lot attached and detached residential development to allow approval of Tentative Map/Rezone/Carmel Valley Planned District Development Plan [TM/R/CVPDDP] Permit No. 96-7824 for 50 detached single-family residences, open space and associated public and private improvements to be consistent with the Carmel Valley Community Plan; and

WHEREAS, the Council held a public hearing to consider the community plan amendments and associated TM/RZ/CVPDDP Permit No. 96-7824; and

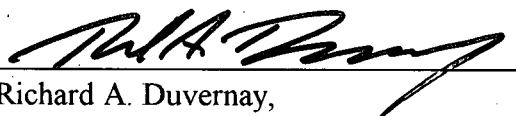
WHEREAS, the Council has considered all maps, exhibits and written documents contained in the file for this proposal on record in the City of San Diego, and has considered all oral presentation given at the public hearings; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it approves the application to amend the Carmel Del Mar Neighborhoods 4, 5, and 6 Precise Plan, the Carmel Valley Community Plan, and the Progress Guide and General Plan to redesignate the Carmel Del Mar Neighborhood 4 - South, Unit 17 Project site from Neighborhood Commercial use to Single Family 3 (SF-3) use, and approves the findings set out in the attached memorandum dated December 8, 1998, from Council Member Mathis to further support this Council action.

BE IT FURTHER RESOLVED, that the Council approves the amendments to the Carmel Del Mar Neighborhoods 4, 5, and 6 Precise Plan, the Carmel Valley Community Plan and the Progress Guide and General Plan for the Carmel Del Mar Neighborhood 4 - South, Unit 17 Project; a copy of the community plan amendment is on file in the office of the City Clerk as Document No. RR- 291083.

APPROVED: CASEY GWINN, City Attorney

By


Richard A. Duvernay,
Deputy City Attorney

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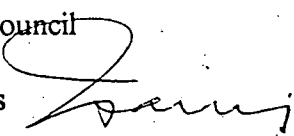
City of San Diego

COUNCILMEMBER HARRY MATHIS
DISTRICT ONE

MEMORANDUM

DATE: December 8, 1998

TO: Honorable Mayor and City Council

FROM: Councilmember Harry Mathis 

SUBJECT: Council Docket for December 8, 1998, Item #330 - Rezone and Single-Family Residential Project Approval in Carmel Valley Neighborhood 4

In view of the record of application before us, the analysis provided by the Mitigated Negative Declaration, the support for approval by the Carmel Valley Community Planning Board, and the unanimous vote recommending approval by the Planning Commission, I move as follows to set aside the City Manager's recommendation of denial and instead, approve the project.

Specifically, I recommend we approve this project today for the following reasons:

1. The proposed project site is surrounded on three sides by single-family homes and the existing neighborhood commercial designation is not compatible with the adjacent residential uses.
2. The proposed single-family residential zone will lessen the project's impact on adjacent residents through reductions in traffic congestion, noise and light pollution compared to the existing neighborhood commercial designation.
3. The proposed single-family detached designation creates a gradient of planned residential uses with decreasing intensity as the homes are located further from the SR-56 interchange. This proposed hierarchy of planned residential land uses will minimize conflicts and maximize compatibility between adjoining uses.

For these reasons, I would like to make the following motion:

APPROVE Subitem-A: Adoption of a Resolution certifying Mitigated Negative Declaration LDR-96-7824

APPROVE Subitem-B: Introduction of an Ordinance changing 6.72 acres located north of State Route 56 and Carmel Country Road, and southeast of Carmel Canyon Road, within the Carmel

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Del Mar Neighborhoods 4, 5, and 6 Precise Plan and the Carmel Valley Community Plan in the City of San Diego, California, from the Neighborhood Commercial (NC) Zone into the Single-Family-3 (SF-3) Zone.

DENY Subitem-C as reflected in the Docket. Instead, **APPROVE** adoption of a Resolution approving the application to amend the Carmel Del Mar Neighborhoods 4, 5, and 6 Precise Plan, the Carmel Valley Community Plan and the City of San Diego Progress Guide and General Plan with appropriate findings to support Council action. (See attachment)

APPROVE Subitem-D: Adoption of a Resolution **granting** the Tentative Map, with appropriate findings to support Council action (See attachment)

APPROVE Subitem-E: Adoption of a Resolution **granting** the Carmel Valley Planned District Plan (amendment), with appropriate findings to support Council action. (See attachment)

I urge your support for this motion.

HM:set

Attachment - Draft Candidate Findings - CVPD/TM/RZ/CVCPA/CDM N4,5,6 PPA/PG&GP-96-7824, dated December 8, 1998

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Draft Candidate Findings - CVPD/TM/RZ/CVCPA/CDM N4.5.6 PPA/PG&GP-96-7824

December 8, 1998

1. The map proposes the subdivision of a 6.24-acre site into 57 lots (50 residential, 1 play area, 4 street lots, 2 landscape lots) for residential development. This type of development will be consistent with the General Plan and the Carmel Valley Community Plan, in that the site is locationally suited for residential development and will provide additional housing opportunities for the community. 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-3 Zone in that:
 - a. All lots have minimum frontage on a dedicated street which is open to and usable by vehicular traffic, as allowed by the Carmel Valley Planned District Ordinance.
 - b. All lots meet the minimum dimension requirements of the SF-3 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.
 - d. Development of the site is controlled by Carmel Valley Development Plan No. 96-7824.
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 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 / Negative Declaration No. 96-7824, which is included herein by this reference.
7. The design of the subdivision and the type of improvements will not likely cause

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serious public health problems, in as much 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 City Council has reviewed the adopted Housing Element, the Progress Guide, and the 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.
10. That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.