

RESOLUTION NUMBER R-267135

ADOPTED ON NOVEMBER 25, 1986

WHEREAS, on August 6, 1986, the Board of Zoning Appeals considered the appeal of George Nicolaidis from the denial of the Zoning Administrator concerning the following request of Francis S. and Mabel M. Lichty, Peter J. Thurston, Francis W. and Dollie L. Fenton, Robert D. and Mary C. Yarbrough, Graham M. and Julia Kelly, Owners, and Golden Heights Venture, Purchaser, in Case C-19220, to construct two, three-story apartment buildings with 14 units and one, one-story garage building on Lots 6, 9 and 10: (1) providing access to required off-street parking across Lot 2 where direct access from a public street or alley is required; (2) building to observe a 14'0" rear yard where an 18'0" rear yard is required; (3) garage building to observe a 0'0" rear yard where a 15'0" rear yard is required; (4) to provide 0 sq. ft. landscaping where 4,744.5 sq. ft. is required; (5) to provide no facade articulation on garage building where four articulations are required, Lots 1 and 2 (CC Zone; driveway access request only); Lots 9, 10 and a portion of Lot 6, Block 10, Hoitts Addition, Map No. 29, and a closed portion of Hoitts Street (R-1500 Zone), located on the east side of 28th Street between Martin Luther King Way (Market Street), and Island Avenue; and

WHEREAS, in arriving at their decision, the Board of Zoning Appeals considered the staff report, the Zoning Administrator's decision, the plans and materials submitted prior to and at the

public hearing, conducted an inspection of the subject property and heard public testimony presented at the hearing; and

WHEREAS, in arriving at its decision, the Board of Zoning Appeals adopted the finding of facts of the Zoning Administrator as their finding of facts; and

WHEREAS, on November 25, 1986, the City Council considered the appeal of Karla Holford from the decision of the Board of Zoning Appeals; and

WHEREAS, in arriving at its decision, the City Council reviewed the appellants' testimony and the decision of the Board of Zoning Appeals and heard public testimony on this matter; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that the appeal of Karla Holford is hereby granted in part and the decision of the Board of Zoning Appeals is upheld as modified herein.

BE IT FURTHER RESOLVED, that said approval is granted pursuant to the following conditions:

1. In order to promote the public health, safety and general welfare of the area, no commercial use of the property shall be permitted within the CC Zoned area of the property due to the topographic conditions that exist.

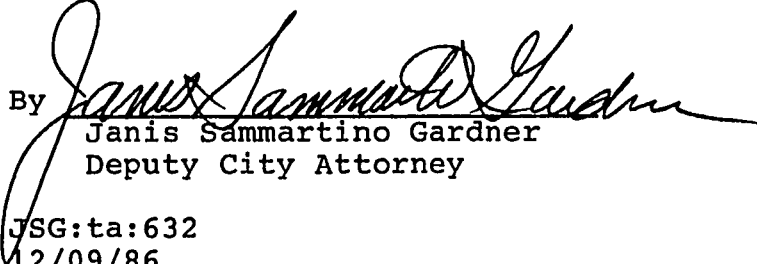
2. The owner may utilize a portion of the front yard area of the CC Zoned part of the project for parking, consistent with the parking arrangements on the adjacent residential zoned portion of the property.

3. The property shall be developed consistent with the plan as revised by the City Council which includes a maximum of 27 dwelling units.

BE IT FURTHER RESOLVED, that the decision of the City Council shall be final.

APPROVED: JOHN W. WITT, City Attorney

By


Janis Sammartino Gardner
Deputy City Attorney

JSG:ta:632

12/09/86

02/10/87 REV. 1

Or.Dept:Clerk

R-87-1205

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NOV 25 1986

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"/>
Bill Cleator	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
District 8 - vacant	<input 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.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

(Seal)

By *Barbara Baxter*, Deputy.

Office of the City Clerk, San Diego, California

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