

RESOLUTION NUMBER R- 267891

ADOPTED ON MAR 17 1987

WHEREAS, LA JOLLANS, INC., by David Tompkins, President, appealed the decision of the Planning Commission in approving Conditional Use Permit No. CUP-86-0001 submitted by LA VALENCIA HOTEL, Owner/Permittee, to construct an additional 30 units, with dining and banquet facilities, to the 100-room La Valencia Hotel on Lots 12, 14, 15 and 16, and portions of Lots 10, 11 and 13, in Block 59, La Jolla Park, Map No. 352, and Lot A, Bailey and Hale's Subdivision, Map No. 1162, located on the north side of Prospect Street, east of Girard Avenue and south of Coast Boulevard, in the La Jolla Community Plan area, in La Jolla Planned District Zones 1A and 5; and

WHEREAS, said appeal was set for public hearing on March 17, 1987, 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 Council adopts the following findings with respect to Conditional Use Permit No. CUP-86-0001:

1. The proposed use will fulfill will not adversely affect the neighborhood, the General Plan or the Community Plan, and will not be detrimental to the health, safety and general welfare of persons residing or working in the area. The proposed hotel

addition and improvements are an aesthetically pleasing addition to an existing hotel. Approval of this Conditional Use Permit is contingent upon historical designation of the property by The City of San Diego's Historical Site Board. The project meets all La Jolla Planned District requirements with regard to setbacks, landscaping, building materials and height of the new addition. The proposed parking will meet the Planned District requirements of one space for each new hotel unit being proposed. The number of units complies with the Planned District's limitation of 41 within Zone 1-1A. This is construed to include the ten hotel units within the La Jolla Planned District Zone 1A and 20 hotel units within La Jolla Planned District Zone 5. Although hotel units are not allowed under Zone 5 regulations, the Conditional Use Permit for an historic site is an appropriate vehicle to allow such use as an integrated project. Although the floor area ratio of 1.98 exceeds that allowed by the Planned District, the proposed addition is commensurate with the village atmosphere of La Jolla and will maintain the view corridors already identified on the site. The required ground floor area and percentage of structured street frontage of 75 percent retail uses may be waived in this case because these frontages and buildings are currently in hotel use.

2. The proposed use will comply with all the relevant regulations in the San Diego Municipal Code. Municipal Code Section 101.0510, Paragraph C.3.n., permits residential, commercial, industrial or institutional uses in and on historical sites. The Planned District also allows Planning Director

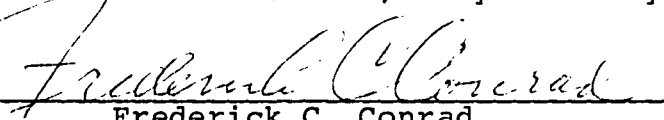
consideration of heritage structure preservation and reuse. The applicant has also applied for an historical site designation by the San Diego Historical Sites Board. With the historical designation, the project will comply with the Municipal Code and be consistent with the City Council adopted La Jolla Community Plan, La Jolla Local Coastal Program Addendum and the La Jolla Planned District regulations.

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 LA JOLLANS, INC. is denied; the decision of the Planning Commission is sustained, and Conditional Use Permit No. CUP-86-0001 is hereby granted to LA VALENCIA HOTEL, a California corporation, Owner/Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By



Frederick C. Conrad
Chief Deputy City Attorney

FCC:cc:600
03/24/87
Or.Dept:Clerk
R-87-1904
Form=r.permit

CONDITIONAL USE PERMIT NO. CUP-86-0001
CITY COUNCIL

This Conditional Use Permit is granted by the City Council of The City of San Diego to LA VALENCIA HOTEL, a California corporation, Owner/Permittee, under the provisions of Section 101.0510 of the Municipal Code of The City of San Diego.

1. Permission is granted to Owner/Permittee to add 30 hotel units, dining and banquet facilities to the existing La Valencia Hotel, located on the north side of Prospect Street between Girard Avenue and Coast Boulevard, described as Lots 12, 14, 15 and 16, Portions of Lots 10, 11, and 13, Block 59, La Jolla Park, Map No. 352; and Lot A, Bailey and Hale's Subdivision, Map No. 1162, in the La Jolla Planned District Zones 1A and 5.

2. The facility shall consist of the following:

- a. Existing 100-room La Valencia Hotel (floor area 76,035 square feet);
- b. A 28,558-square-foot hotel addition (30 units) and 1,656 square feet of banquet/dining area, and a 21,700-square-foot, 44-space basement garage;
- c. Off-street parking; and
- d. Accessory uses as may be determined incidental and approved by the Planning Director.

3. No fewer than 44 off-street parking spaces shall be maintained on the property in the approximate location shown on Exhibit "A," dated March 17, 1987, on file in the office of the Planning Department. Parking spaces shall be consistent with Division 8 of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking spaces and aisles shall conform to Planning Department standards. Parking areas shall be marked.

4. No permit for construction or alteration of the structure shall be issued until historical site designation is obtained from San Diego City Historical Site Board.

5. No permit for construction of any new facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until:

- a. The Permittee signs and returns the permit to the Planning Department;

b. The Conditional Use Permit is recorded in the office of the County Recorder.

6. Before issuance of any building permits, complete grading and building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated March 17, 1987, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications for amendment of this permit shall have been granted.

7. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The plans shall be in substantial conformity to Exhibit "A," dated March 17, 1987, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended.

8. All outdoor lighting shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located.

9. This Conditional Use Permit must be used within 36 months after the date of City approval or the permit shall be void. An Extension of Time may be granted as set forth in Section 101.0510K of the Municipal Code. Any extension of time shall be subject to all standards and criteria in effect at the time the extension is applied for.

10. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.

11. After establishment of the project, the property shall not be used for any other purposes unless:

- a. Authorized by the City Planning Director, Planning Commission or City Council; or
- b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or
- c. The permit has been revoked by the City.

12. This Conditional Use Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.

13. This Conditional Use Permit is a covenant running with the lands and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out.

14. The applicant shall perform a record search, to determine if any archaeological resources have ever been found in the immediate area.

15. The site shall be monitored during excavation by a qualified archaeological consultant, in order to determine the subsurface condition of the site, and to identify any possible archaeological artifacts.

Passed and Adopted by the City Council on March 17, 1987.

CORRECTED COPY

1234

MAR 17 1987

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<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"/>
Celia Ballesteros	<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 *Barbara Bayer*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R- 267891 Adopted MAR 17 1987