

(R-88-1199)

RESOLUTION NUMBER R-269770

ADOPTED ON NOVEMBER 17, 1987

WHEREAS, on November 17, 1987, the Council of The City of San Diego ("Council") considered the Interim Development Ordinance ("IDO") Accelerated Variance Application No. 87-2256, by James Koch, Planning Report No. 87-578, to construct one (1) unit on the parcel at the east side of September Street, Lots 306 and 395, zoned R1-5000 (9 du/ac). The site is approximately nine thousand five hundred fourteen (9,514) square feet. A two (2) car street accessed garage will be provided; exterior - stucco; spanish-clay tile; wood trim and beams; aluminum windows and stucco fence, in the Clairemont Mesa Community; and

WHEREAS, the request for Accelerated Variance submitted by James Koch pursuant to the IDO Section 7.B.3., that the project shall consist of not more than three (3) dwelling units or not more than three (3) multi-family dwelling units on a single lot; and

WHEREAS, the request for Accelerated Variance submitted is governed by IDO Section 7.B.4., pursuant to which units granted will be taken from the reserve allocation as set forth in Schedule A of the IDO as modified by the procedures set forth in Resolution No. R-269742 adopted by the Council on November 16, 1987; and

WHEREAS, in arriving at their decision, the Council considered the staff report, the decision of the IDO

Administrator, reviewed the plans and materials submitted prior to and at the public hearing, and heard public testimony presented at the hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that the application for Accelerated Variance of James Koch is hereby granted, and, therefore, overturns the decision of the IDO Administrator.

BE IT FURTHER RESOLVED, that in arriving at its decision, the Council made the following findings:

1. Construction on the project will be substantially complete within one (1) year of granting the Accelerated Variance. Further requests for extensions beyond the one (1) year period or for expansions of bulk, use or density will not be permitted.

2. The project is consistent with the adopted Community Plan, and Progress Guide and General Plan. There are no applicable Community Plan revisions pending.

3. The project complies with applicable zoning.

4. The project will not result in material damage or prejudice to other property in the vicinity, nor be detrimental to the public health, safety or general welfare.

5. A construction delay on the project would significantly impede the ability of James Koch to proceed at some future time.

6. Absent growth management provisions of the IDO necessitating the application and approval process described in Sections 6. and 7. of the IDO, the project could proceed.

7. Length of ownership and occupancy plans demonstrate substantial commitment to community welfare and fostering the Community Plan.

8. James Koch has presented financial evidence of readiness to proceed.

BE IT FURTHER RESOLVED, that the unit granted by the Council pursuant to this Accelerated Variance will not increase the yearly allocation.

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

APPROVED: JOHN W. WITT, City Attorney

By 

Janis Sammartino Gardner
Deputy City Attorney

JSG:ta
11/27/87
Of.Dept:Clerk
R-88-1199
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NOV 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
District 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> VACANT
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 R. Barnes*, Deputy.

Office of the City Clerk, San Diego, California

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