

(R-88-1558)

RESOLUTION NUMBER R-270146

ADOPTED ON JAN 12 1988

WHEREAS, on January 12, 1988, the Council of The City of San Diego ("Council") considered the Interim Development Ordinance ("IDO") Non-Accelerated Variance Application No. 87-2237, by Woodcrest Development, Inc., to construct eighty-four (84) new units, two-stories in height, on a parcel located on the east side of Cowley Way, zoned R-1000 (HR), designated for multi-family residential use (43.5 du/ac). The site is approximately 56 acres in the Clairemont Mesa Community; and

WHEREAS, the request for Non-Accelerated Variance was submitted by Woodcrest Development, Inc., pursuant to the IDO Section 7.C.3.; and

WHEREAS, the request for Non-Accelerated Variance submitted is governed by IDO Section 7.C.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,

RECEIVED
CITY CLERK'S OFFICE

1988 JAN 27 PM 2:35

SAN DIEGO, CALIF.

JAN 28 1988

BE IT RESOLVED, by the Council of The City of San Diego, that the application for Non-Accelerated Variance of Woodcrest Development, Inc., 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 Non-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 will not burden the Clairemont Mesa community or compromise its planning efforts.

3. Granting of the variance will not materially affect other property in the vicinity.

4. The public health, safety and general welfare will be improved, specifically with the construction of over 4,000 feet of sewer line which will replace and supplement existing deteriorating and inadequate sewer lines and thereby control sewer spills and pollution of Mission Bay Park.

5. The project has necessary loan commitments and the ability to commence construction of the project during the IDO period.

6. The project is more environmentally sensitive to the Tecolote Canyon preserve than the currently approved project.

7. The project will result in an overall reduction of 1,180 units from the already approved PRD project.

8. The eighty-four (84) variance units will allow the completion of a project that could only be partially developed.

9. The project complies with all zoning and other land use regulations and is consistent with the proposed update of the Clairemont Mesa Community Plan as well as the existing Community Plan and the Progress Guide and General Plan.

10. Woodcrest Development, Inc., shall abandon and completely cancel PRD Nos. 82-0102 and 85-0258 and relinquish all rights with regard to said PRDs.

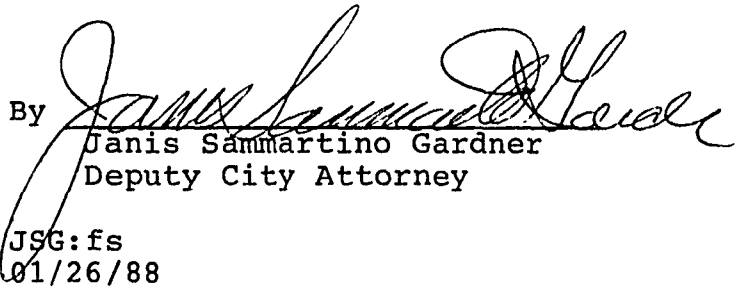
11. Woodcrest Development, Inc., agrees to a maximum number of one thousand one hundred seventy (1170) units on the fifty-six (56) acres involved in the entire project.

BE IT FURTHER RESOLVED, that the units to be granted by the Council pursuant to this Non-Accelerated Variance shall be determined at the City Council meeting of January 26, 1988.

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:fs
01/26/88
Or.Dept:Clerk
R-88-1558
Form=r.idovar

JAN 12 1988

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<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"/>
H. Wes Pratt	<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"/>
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 *Blonde R. Barnes* Deputy.

Office of the City Clerk, San Diego, California

Resolution **A-270146** **JAN 12 1988**
 Number Adopted