

(R-88-2298)

RESOLUTION NUMBER R-270281

ADOPTED ON FEBRUARY 4, 1988

WHEREAS, on February 4, 1988, the Council of The City of San Diego ("Council") considered the Interim Development Ordinance ("IDO") Non-Accelerated Variance Application No. 87-2087, by La Jolla International Limited, to construct three hundred fifty-four (354) multi-family units on approximately four (4) acres at the southeast corner of Nobel and Lebon Drives zoned R-600. The project consists of three (3) buildings; each four (4) stories over underground parking. The buildings wrap around two (2) landscaped courtyard areas and one (1) recreation area. Off-street parking will be accommodated by five hundred thirteen (513) resident parking spaces and two hundred eighteen (218) guest spaces for a total of seven hundred thirty-one (731) parking spaces in a two (2) story subterranean garage. Total open space provided is 2.19 acres and useable open space is 1.75 acres. The proposed building will consist of exterior stucco, wood fascia, metal railing, concrete roof tile, aluminum frame windows and concrete details, in the University Community; and

WHEREAS, the request for Non-Accelerated Variance submitted by La Jolla International Gardens 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,

BE IT RESOLVED, by the Council of The City of San Diego, that the application for Non-Accelerated Variance of La Jolla International Gardens is hereby denied, and, therefore, upholds the decision of the IDO Administrator.

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

1. All findings and recommendations of the IDO Administrator and the Planning Department are hereby incorporated into the decision of the City Council.

2. La Jolla National Limited had a previous hearing with record to an allocation of twenty (20) units granted by the IDO Administrator.

3. The circulation pattern of the community in which this project is developing is at capacity and is not in a position at this point to handle the additional units and average daily trips generated by the project.

4. The number of units being requested is well in excess of the units available in this community area.

5. The project at this time is not in the best interest of the community area.

6. The project does not provide special benefit or extraordinary public improvement toward the community.

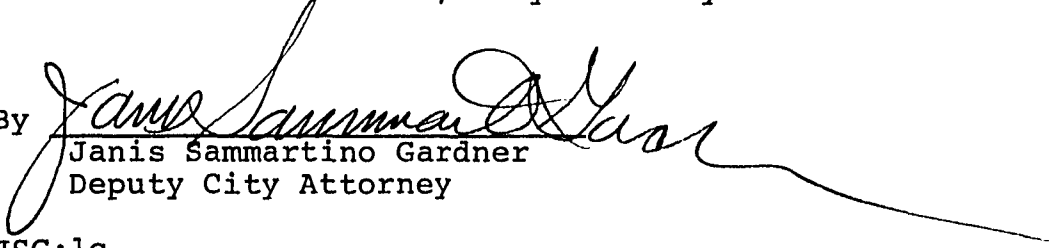
7. Units are not available in the University Community.

8. The evidence of hardship as presented by the applicant in this case on balance dose not outweigh the public policy and purposes of the IDO.

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:lc
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Or.Dept:Clerk
R-88-2298
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FEB 04 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input type="checkbox"/>	<input checked="" 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 *Jana D. Martin* Deputy.

Office of the City Clerk, San Diego, California

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