

(R-88-1879)

RESOLUTION NUMBER R-270415

ADOPTED ON FEBRUARY 23, 1988

WHEREAS, the Uptown Community Planning Committee, by Tess Wilcoxson, appealed the decision of the Planning Commission in upholding the decision of the Planning Director, approving Planned Residential Development Permit No. 87-0665 submitted by Max Keller, Owner, and David Jerd, Permittee, for construction of thirty-six (36) multi-family attached dwelling units on a sixteen thousand thirty (16,030) square foot lot, located at 821-835 Sutter Street on the southeast corner of Goldfinch and Sutter Streets, in the Uptown Community Plan area, in the R-400 Zone; and

WHEREAS, the matter was set for public hearing on February 23, 1988, 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 City Council adopts the following findings with respect to Planned Residential Development Permit No. 87-0665:

1. The proposed use will not fulfill an individual and/or community need and will adversely affect the General Plan or the Uptown Community Plan. The draft Uptown Community Plan has designated this site for medium-high density residential development (29-44 dwelling units per acre). The applicant would

develop the site at a residential density of ninety-seven (97) dwelling units per acre, and therefore, does not conform to the proposed community plan amendment with respect to density.

2. The proposed use will be detrimental to the health, safety and general welfare of persons residing or working in the area and will adversely affect other property in the vicinity. Recent density amendments to the Uptown Community Plan were intended to lessen the impact of larger, multi-family developments in areas predominated by single-family detached residences. Existing single-family homes to the north on Sutter Street and to the east on Eagle Street could be impacted by this development which proposes a density far exceeding any other single land use within a five hundred (500) foot radius of the subject site. Furthermore, at a proposed height of approximately forty-four (44) feet (four (4) stories over parking), the project, although individually well designed, is incompatible with the smaller, single-family homes adjacent to the north and east of the project site on Sutter Street.

3. The proposed use will not comply with the relevant regulations in the San Diego Municipal Code. The project proposes thirty-six (36) attached multi-family residential units where a maximum of sixteen (16) units would be permitted based on proposed amendments to the Uptown Community Plan.

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 the Uptown Community Planning Committee, by Tess Wilcoxson, is granted and

the decision of the Planning Commission is overruled, and Planned Residential Development Permit No. 87-0665 is hereby denied.

APPROVED, JOHN W. WITT, City Attorney

BY *Frederick C. Conrad*
Frederick C. Conrad
Chief Deputy City Attorney

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Or.Dept:Clerk
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FEB 23 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksmma	<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 *Jana M. Martin* Deputy.

Office of the City Clerk, San Diego, California

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