

(R-88-1981)

RESOLUTION NUMBER R-270601

ADOPTED ON MARCH 22, 1988

WHEREAS, on March 22, 1988, the Council of The City of San Diego ("Council") considered the Interim Development Ordinance ("IDO") Accelerated Variance Application No. 87-2081, by Kingma Developers, Inc., to construct a 4-unit multi-family project at 820 Diamond Street (includes proposed and existing units), described as Assessor's Parcel No. 415-532-18, zoned R-1500, in the Pacific Beach Community; and

WHEREAS, the request for Accelerated Variance submitted by Kingma Developers, Inc., pursuant to the IDO Section 7.B.3., requires the project to 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 Kingma Developers, 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:

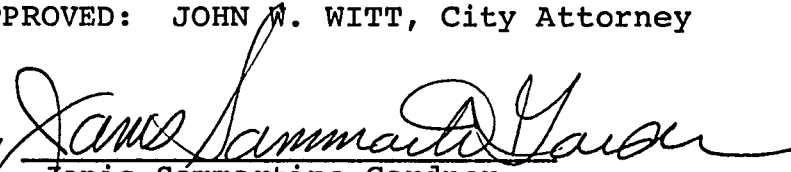
1. The project is consistent with the adopted Community Plan, and Progress Guide and General Plan. There are no applicable Community Plan revisions pending.
2. The project complies with applicable zoning.
3. The project will not result in material damage or prejudice to other property in the vicinity, nor be detrimental to the public health, safety or general welfare.
4. A construction delay on the project would significantly impede the ability of Kingma Developers, Inc., to proceed at some future time.
5. 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.
6. Length of ownership and occupancy plans demonstrate substantial commitment to community welfare and fostering the Community Plan.
7. Kingma Developers, Inc., has presented financial evidence of readiness to proceed.
8. Units are available and will be borrowed from the unused allocations of another community. That community allocation will then be reduced accordingly.

BE IT FURTHER RESOLVED, that the units granted by the Council pursuant to this Accelerated Variance shall come from the Future Urbanizing Reserve.

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  
03/30/88  
Or.Dept:Clerk  
R-88-1981  
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Passed and adopted by the Council of The City of San Diego on MAR 22 1988,  
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<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"/>
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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