

(R-88-2345)

RESOLUTION NUMBER R-270821

ADOPTED ON APRIL 26, 1988

WHEREAS, on April 26, 1988, the Council of The City of San Diego ("Council") considered the Interim Development Ordinance ("IDO") Non-Accelerated Variance Application No. 87-2121 by "Thomas Avenue Partner," to construct 6 condominium units located at 1730 and 1736 Thomas Avenue described as Lots 32½ and 33, Block 250, Pacific Beach, Maps 697 and 854 (Assessor's Parcel No. 424-161-20 and 19), zoned R-1500 in the Pacific Beach Community; and

WHEREAS, the request for Non-Accelerated Variance is submitted by Thomas Avenue Partner 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 "Thomas Avenue Partner" 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. "Thomas Avenue Partner" has cooperated with City abatement of a public nuisance by demolishing existing structures in a blighted area and replacing them with new units.

2. Project esthetically enhances the community.

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

4. The project complies with applicable zoning.

5. A construction delay on the project would significantly impede the ability of "Thomas Avenue Partner" 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. Application was made for a building permit between April 29 and June 22, 1987, therefore, the project is a pipeline case. The building permit was applied for on May 18, 1987.

8. "Thomas Avenue Partner" has presented financial evidence of readiness to proceed.

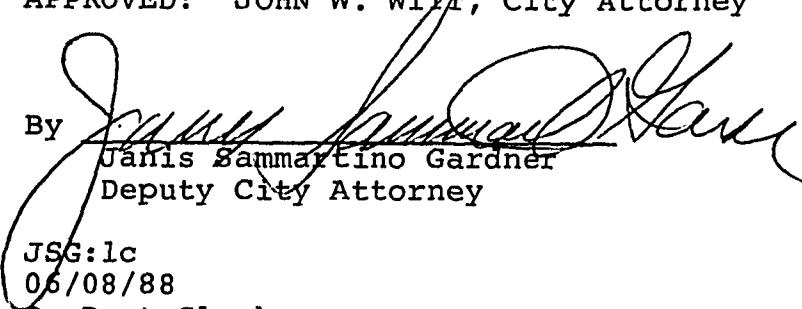
9. Units are available and will be borrowed from the unused allocations of another community. That community allocation will then be reduced accordingly.

BE IT FURTHER RESOLVED, that the units granted by the Council pursuant to this Non-Accelerated Variance shall come from the Navajo Community.

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
06/08/88
Or.Dept:Clerk
R-88-2345
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APR 26 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 *Rhonda R. Baines* Deputy.

Office of the City Clerk, San Diego, California

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