

(R-88-2588)

RESOLUTION NUMBER R-271112

ADOPTED ON JUNE 6, 1988

WHEREAS, on June 6, 1988, the Council of The City of San Diego ("Council") considered the Interim Development Ordinance ("IDO") Accelerated Variance Application No. 87-3005, by Peter R. Schipa and Tom Ybarrola, to construct a three unit condominium project (includes one proposed and two existing units) at 3776 Jewell Street, described as Lots 41 and 42, Block 35, according to Map No. 894 and Map No. 895 (APN 424-552-20), zoned R-1500, in the Pacific Beach Community; and

WHEREAS, the request for Accelerated Variance submitted by Peter R. Schipa and Tom Ybarrola 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 Peter R. Schipa and Tom Ybarrola 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:

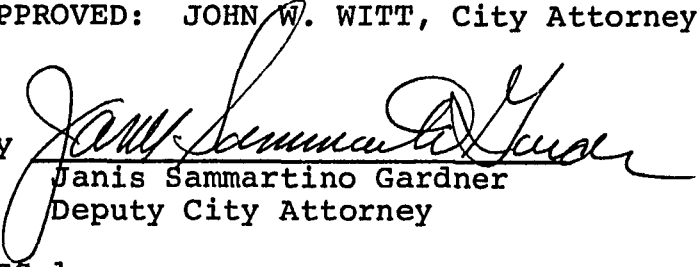
1. Project esthetically enhances the community.
2. The project is consistent with the adopted Community Plan, and Progress Guide and General Plan. There are no applicable Community Plan revisions pending.
3. The project complies with applicable zoning.
4. The project will not result in material damage or prejudice to other property in the vicinity, nor be detrimental to the public health, safety or general welfare.
5. A construction delay on the project would significantly impede the ability of Peter R. Schipa and Tom Ybarrola 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. Project received Coastal Commission approval on September 21, 1987.

BE IT FURTHER RESOLVED, that the units granted by the Council pursuant to this Accelerated Variance shall come from the 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
07/08/88
Or.Dept:Clerk
R-88-2588
Form=r.idovar

JUN 6 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 *Blonda R. Barnes* Deputy.

Office of the City Clerk, San Diego, California

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