

(R-89-749)

RESOLUTION NUMBER R-271458

ADOPTED ON JULY 20, 1988

WHEREAS, on July 20, 1988, the Council of The City of San Diego ("Council") considered the Interim Development Ordinance ("IDO") Accelerated Variance Application No. 87-4001, by George Kelly, to construct a three-unit condominium project located at 3904 Crown Point (includes proposed and an existing unit) described as Lots 26 and 27, Block 4 of Venice Parke, the Northwest corner of Crown Point Drive and Roosevelt Avenue, Assessors Parcel No. 424-504-11, zoned R-1500, in the Pacific Beach Community; and

WHEREAS, the request for Accelerated Variance submitted by George Kelly 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

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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 George Kelly 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. Prior to release of building permits George Kelly will record a deed restriction limiting build-out on the property to three residential 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. 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.

6. A construction delay on the project would significantly impede the ability of George Kelly to proceed at some future time.

7. 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.

8. Length of ownership and occupancy plans demonstrate substantial commitment to community welfare and fostering the Community Plan.

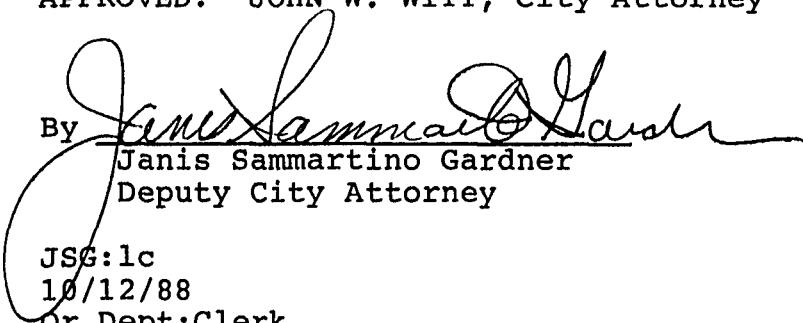
9. George Kelly has presented financial evidence of readiness to proceed.

BE IT FURTHER RESOLVED, that the Council hereby incorporates those findings contained in Planning Department Memorandum dated February 2, 1988, to the Honorable Mayor O'Connor and City Council regarding Interim Development Ordinance Variance Request - Variance Criteria Analysis, IDO No. 87-4001, a copy of which is on file in the office of the City Clerk as Document No. RR- 271458.

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
10/12/88
Or.Dept:Clerk
R-89-749
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JUL 20 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 type="checkbox"/>	<input checked="" 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 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 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 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 *Charles G. Abdelnour*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-271458 Adopted JUL 20 1988