(R-89-752)

RESOLUTION NUMBER R-271702

ADOPTED ON AUGUST 9, 1988

WHEREAS, on August 9, 1988, the Council of The City of San Diego ("Council") considered the Interim Development Ordinance ("IDO") Accelerated Variance Application No. 88-4137, by Phillip Catinella, to construct five units (includes proposed and existing units) at 4051 Haines Street, described as Assessor's Parcel Number 423-402-04, zoned R-1500, in the Pacific Beach Community; and

WHEREAS, the request for Accelerated Variance submitted by Phillip Catinella 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,

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BE IT RESOLVED, by the Council of The City of San Diego, that the application for Accelerated Variance of Phillip Catinella is hereby conditionally 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. Length of ownership and occupancy plans demonstrate substantial commitment to community welfare and fostering the Community Plan.

2. The three units requested for this project will be set aside and granted conditioned upon redesign and Council approval of the new design.

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 Phillip Catinella 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. Phillip Catinella has presented financial evidence of readiness to proceed.

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BE IT FURTHER RESOLVED, that the Council hereby incorporates those findings contained in Planning Department Memorandum dated August 9, 1988, to the Honorable Mayor O'Connor and City Council regarding Interim Development Ordinance Variance Request - Variance Criteria Analysis, IDO No. 88-4137, a copy of which is on file in the office of the City Clerk as Document No. RR-271702.

BE IT FURTHER RESOLVED, that the units granted by the Council pursuant to this Accelerated Variance will 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
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Passed and adopted by the Council of The City of San Diego on AUG 09 1988, by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	☐	☑	☐	☐
Ron Roberts	☑	☐	☐	☐
Gloria McColl	☑	☐	☐	☐
H. Wes Pratt	☑	☐	☐	☐
Ed Struiksma	☑	☐	☐	☐
J. Bruce Henderson	☑	☐	☐	☐
Judy McCarty	☑	☐	☐	☐
Bob Filner	☑	☐	☐	☐
Mayor Maureen O'Connor	☑	☐	☐	☐

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 Ina Martin, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R- 271702 Adopted AUG 09 1988

CC-1276 (Rev. 12-87)