

(R-89-1294)

RESOLUTION NUMBER R-272584

ADOPTED ON DECEMBER 13, 1988

WHEREAS, Dr. Morton Hecht and La Jolla Shores Association, by Michael N. Oxman, M.D., Chairman, appealed the decision of the Planning Commission in approving La Jolla Shores Planned District Permit No. 88-0754 submitted by ADMA Co., Inc., Owner/Permittee, which proposes to demolish an existing 16-unit residential building and construct a new 12-unit residential building, located on the northeast corner of Camino del Oro and Vallecitos, in the La Jolla Shores Planned District; and

WHEREAS, the matter was set for public hearing on December 13, 1988, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that this Council adopts the following findings with respect to La Jolla Shores Planned District Permit No. 88-0754:

1. There are special circumstances applying to the land in that the major axis of the 118 by 100-foot lot is parallel to the shoreline. The majority of the lots in the area are oriented with their major axis perpendicular to the shoreline as stated in the San Diego Municipal Code.

2. The aforesaid circumstances are such that the strict application of the provisions of the ordinance would deprive the

applicant of the reasonable use of the land or buildings. Strict application of the San Diego Municipal Code would require a maximum 65-foot-wide building on an 118-foot-wide lot with a street side setback of 26 feet and an interior side setback of 26 feet from the alley. Existing buildings on the same block and vicinity typically observe a 10-foot street side setback and a 5-foot setback from the alley. The setbacks shown by the applicant are sufficient to provide see-throughs to the ocean.

3. The granting of the variance will be in harmony with the general purpose and intent of the zoning regulations and will not be injurious to the neighborhood or otherwise detrimental to the public. The setbacks proposed by the applicant are consistent with existing building setbacks in the area. See-throughs to the ocean retaining public and private views are maintained and enhanced at the corner of Vallecitos and Camino del Oro where a 30-foot by 30-foot visibility area will be provided.

4. The granting of the variance will not adversely affect the Progress Guide and General Plan for The City of San Diego.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the appeal of Dr. Morton Hecht and La Jolla Shores Association, by Michael N. Oxman, M.D., Chairman, is granted; the decision of the Planning Commission is sustained, and La Jolla Shores Planned District Permit No. 88-0754 is hereby granted to ADMA Co., Inc., under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By Frederick C. Conrad  
Frederick C. Conrad  
Chief Deputy City Attorney

FCC:tmv  
01/10/89  
Or.Dept:Clerk  
R-89-1294  
Form=r.permit

La Jolla Shores Planned District, Item No. 88-0754, 12/13/88

respect to being located on the Rose Canyon fault by complying with standards for seismic safety.

R-272584



# LA JOLLA SHORES PLANNED DISTRICT

To: ADMA Co., Inc.  
290-A Landis Avenue  
Chula Vista CA 92010

Item 88-0754  
Date 12/13/88

From: Planning Director

City Council  
The ~~Planning Department~~ has reviewed an application for  
a 12-unit, multi-family, residential project

located at 8205 Camino Del Oro

and has taken the following action:

A. Approve. The Planning Director finds that the construction proposed by the Building Permit Application conforms to criteria and design standards adopted by the City Council.

B. Deny. The Planning Director finds that the construction proposed by the Building Permit Application does not conform to criteria and design standards adopted by the City Council for the following reasons:

C. Approve. Subject to the following modification to ensure compliance with criteria and design standards adopted by the City Council.  
To grant the appeal and grant the permit as amended, with three conditions, as follows: 1) To solve the water release problem from the garage either by pumping or any other method; 2) To solve the parking problem by eliminating tandem parking in the underground garage; 3) That the architect/builder deal with the seismic problem with (continued on next page)

If approved by the Planning Director, and the Building Inspection Director or City Engineer finds that the application conforms to all other regulations and ordinances of the City of San Diego, the appropriate department will issue the permit for the work.

If desired, you may appeal this decision to the City Planning Commission within ten days by filing with the Planning Department.

WHITE- Applicant  
CANARY- Building Inspection Director/City Engineer  
PINK- Planning Director  
GOLDENROD-La Jolla Shores Planned District Advisory Board

Planning Director

By:

*Jerry Hittleman*  
Jerry Hittleman, Senior Planner

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La Jolla Shores Planned District, Item No. 88-0754, 12/13/88

respect to being located on the Rose Canyon fault by complying with standards for seismic safety.

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DEC 13 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 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 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 *Charles G. Abdelnour*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-272584 Adopted DEC 13 1988