

(R-90-734)

RESOLUTION NUMBER R-274497

ADOPTED ON OCTOBER 3, 1989

WHEREAS, M. Hope Meek, et al., appealed the decision of the Planning Commission in approving Coastal Development Permit No. 89-0341 submitted by Ivanhoe Villas, Ltd., Owner/Permittee, to construct thirteen (13) townhomes on a 0.91-acre site described as Lots 1 through 7, Block 27, La Jolla Park, Map No. 352, located between Torrey Pines Road, Ivanhoe Avenue, and East Ivanhoe Avenue, in the La Jolla Community Plan area, in the R-3000 zone; and

WHEREAS, the matter was set for public hearing on October 3, 1989, 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 Coastal Development Permit No. 89-0341:

1. The proposed development, thirteen (13) dwelling units, does not encroach upon any existing physical accessway legally utilized by the public or any proposed public accessway identified in the La Jolla Community or the La Jolla Local Coastal Program Land Use Plan; nor does it obstruct views to and along the ocean and other scenic coastal areas from public vantage points as identified in the La Jolla Community Plan or the La Jolla Local Coastal Program.

2. The proposed development is not situated on or near any marine resources, environmentally sensitive areas, or archaeological or paleontological resources. The project has been reviewed by the Environmental Quality Section which has issued Negative Declaration Report No. 89-0341. The report states that none of these resources and areas will be adversely affected.

3. The proposed development does not contain existing or planned recreational facilities, visitor-serving facilities or coastal scenic resources. Therefore the proposed development will not adversely affect any of the facilities or resources.

4. The proposed project is located in an urbanized area of La Jolla and as stated in Negative Declaration Report No. 89-0341 does not contain or adversely impact any environmentally sensitive habitats or scenic resources located in adjacent parks and recreation areas as identified in the La Jolla Community Plan or La Jolla Local Coastal Program.

5. The proposed development is located on previously graded and developed lots where sixteen (16) residential units currently exist. The proposed development includes a minimal amount of grading for the basement garage. The site is not located in geologic, flood or fire hazard areas.

6. The proposed development will include eight (8) two-story buildings with one basement garage. The site is located in an urbanized area of La Jolla with a mix of one- and


two-story residential homes and commercial buildings. The proposed development is visually compatible with the character of the surrounding area by incorporating stucco and tile materials in earth tones. The existing homes in the area reflect a diversity of architecture and thus the proposed development conforms to this characteristic.

7. The proposed development conforms with the La Jolla Community Plan, the General Plan, the La Jolla Local Coastal Program, and all the requirements of the R-3000 Zone.

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 M. Hope Meek, et al., is denied; the decision of the Planning Commission is sustained, and Coast Development Permit No. 89-0341 is hereby granted to Ivanhoe Villas, 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 
for Frederick C. Conrad
Chief Deputy City Attorney

FCC:lc
11/14/89
Or.Dept:Clerk
R-90-734
Form=r.permit

COASTAL DEVELOPMENT PERMIT NO. 89-0341
IVANHOE VILLAS

CITY COUNCIL

This Coastal Development Permit is granted by the City Council of The City of San Diego to IVANHOE VILLAS LTD., a limited partnership, Owner/Permittee, pursuant to Section 105.0200 of the Municipal Code of The City of San Diego.

1. Permission is hereby granted to Owner/Permittee to construct a coastal development located between Torrey Pines Road, Ivanhoe Avenue, and Ivanhoe East Avenue, described as Lots 1 through 7, Block 27, La Jolla Park Map No. 352, in the R-3000 Zone.
2. The facility shall consist of the following:
 - a. 29,750 square feet of floor area divided among 13 dwelling units;
 - b. Landscaping;
 - c. Off-street parking; and
 - d. Incidental accessory uses as may be determined incidental and approved by the Planning Director.
3. Not fewer than 26 off-street parking spaces shall be maintained on the property in the location shown on Exhibit "A," dated October 3, 1989, on file in the office of the Planning Department. Parking spaces shall comply with Division 8 of the Zoning Regulations of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking space dimensions shall conform to Zoning Ordinance standards. Parking areas shall be clearly marked at all times. Landscaping located in any parking area shall be permanently maintained and not converted for any other use.
4. No permit shall be granted nor shall any activity authorized by this permit be conducted on the premises until:
 - a. The Permittee signs and returns the permit to the Planning Department;
 - b. The Coastal Development Permit is recorded in the office of the County Recorder.
5. Before issuance of any building permits, complete grading and working drawings shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated October 3, 1989, on file in the office of

the Planning Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

6. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The plans shall be in substantial conformity to Exhibit "A," dated October 3, 1989, and twice the minimum required landscaping per the City-wide Landscape Ordinance on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended and is to be maintained in a disease, weed and litter free condition at all times.
7. The property included within this coastal development shall be used only for the purposes and under the terms and conditions set forth in this permit unless authorized by the Planning Director or the permit has been revoked by The City of San Diego.
8. This Coastal Development permit may be cancelled or revoked if there is a material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by the City of San Diego or Permittee.
9. This coastal development permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.
10. The use of texture or enhanced paving shall be permitted only with the approval of the City Engineer and Planning Director, and shall meet standards of these departments as to location, noise and friction values, and any other applicable criteria.
11. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.
12. Prior to the issuance of any demolition permits, the applicant shall comply with City Council Policy 600-3, to the satisfaction of The City of San Diego Housing Authority.
13. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the reconstruction of curb and sidewalk adjacent to this site on Ivanhoe Avenue and Ivanhoe Avenue East, in a manner satisfactory to the City Engineer.

14. Prior to the issuance of any building permits, the applicant shall assure the following, in a manner satisfactory to the Water Utilities Director:
 - a. Install fire hydrants at locations satisfactory to the Fire Department and to the City Engineer.
 - b. Provide a sewer study, satisfactory to the Water Utilities Director. Study must analyze six-inch mains which will serve this development.
 - c. Install all facilities required by the approved study.
15. This coastal development permit must be utilized within 36 months after the effective date. Failure to utilize the permit within 36 months will automatically void the permit unless an extension of time has been granted as set forth in Section 105.0216 of the Municipal Code.
16. In the event that any condition of this permit, on a legal challenge by the Owner/Permittee of this permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this permit shall be void.

APPROVED by the Council of The City of San Diego on October 3, 1989.

FCC:lc
11/14/89
r-90-734

OCT 3 1989

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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 *Ellen Board*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number *R-274497* Adopted **OCT 3 1989**