

(R-90-1557)

RESOLUTION NUMBER R-275283

ADOPTED ON MARCH 13, 1990

WHEREAS, Frances Grosset, et al., appealed the decision of the Planning Commission in approving Planned Infill Residential Development Permit No. 87-0269 submitted by J.C. Martinez, Owner, and Carlo Martinez, Permittee, for a proposed subdivision of a 2.26-acre parcel into six parcels and the construction of four single-family units, located west of Wilshire Drive, north of 35th Street, east of Cromwell Place and south of Camino Del Rio South and is more particularly described as Lot 3 and a portion of Lot 4, Mission View Point Map No. 2269, in the Mid-City Community Plan area, in the R1-5000 and R1-40000 zones; and

WHEREAS, the matter was set for public hearing on March 13, 1990, 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 Planned Infill Residential Development Permit No. 87-0269:

1. The proposed use will not fulfill an individual and/or community need and will adversely affect the General Plan, the

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community plan or the existing neighborhood. The Vista de Alcala project proposes the division of a 2.26-acre site into six parcels and the subsequent development of four of the parcels with four single-family residences. An existing older single-family residence with a detached garage would be removed from the property. The four structures would be served from a 114-foot long, 24-foot-wide private driveway having direct access into 35th Street. The subject property is designated in the Mid-City community plan for Low-Density Residential Development and Open Space. The net density of the project is 1.9 dwelling units per net acre. The project, as proposed, will adversely impact the surrounding areas by creating a development pattern which is inconsistent with adjacent properties. The predominant development pattern which has been established in the surrounding area locates residential structures within fifty feet of a public street. The design of this project, which locates three of the four residential units in the westerly portion of the site with an average front yard setback exceeding 150, feet is not consistent with the development pattern in the neighborhood. Additionally the siting of the buildings and their relationship to the private road and each other is inconsistent with the development pattern of this neighborhood. It is believed that the establishment of this new development pattern will negatively impact this community by intensifying the development pattern which has been previously established in the surrounding

neighborhood thereby resulting in adverse impacts on the existing neighborhood.

2. The proposed use will be detrimental to the health, safety, and general welfare of persons residing or working in the area and will adversely affect other property in the vicinity. This project proposes the construction of four single-family units; three new units and the replacement of one existing single-family unit with a new unit, on a 2.26-acre site. Because of the siting and setbacks of the new units being proposed by this project, an adverse impact to this community will result through the encouragement of additional alternatives to the present development pattern of this neighborhood. This change to the existing development pattern will adversely affect adjacent properties.

3. The proposed use will not comply with the relevant regulations in the Municipal Code. The project meets all requirements of the Municipal Code; however, all three findings must be made to approve this type project. All three of the required findings cannot be made.

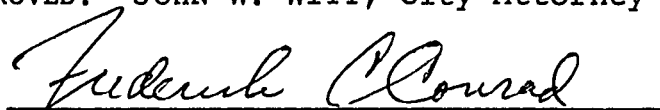
The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the appeal of Frances Grosset, et al., is granted; the decision of the Planning Commission is

overruled, and Planned Infill Residential Development Permit  
No. 87-0269 is hereby denied.

APPROVED: JOHN W. WITT, City Attorney

By

  
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Frederick C. Conrad  
Chief Deputy City Attorney

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Or.Dept:Clerk  
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MAR 13 1990

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"/>
John Hartley	<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"/>
Linda Bernhardt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 *Ellen Board*, Deputy.

Office of the City Clerk, San Diego, California

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