

(R-91-1148)

RESOLUTION NUMBER R-277055

ADOPTED ON DECEMBER 11, 1990

WHEREAS, Alfred C. Strohlein, appealed the decision of the Planning Commission in approving Coastal Development Permit No. 90-0496 submitted by Conrad Prebys for the demolition of a two-story, four-unit condominium located at 1644 Thomas Avenue, said property is more particularly described as portions of Lots 29 and 30, Block 251, Pacific Beach Tract 854, in the Pacific Beach Community Plan area, in the R-1500 zone; and

WHEREAS, the matter was set for public hearing on December 11, 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 Coastal Development Permit No. 90-0496:

1. The existing neighborhood is a mixture of single- and multi-family residential developments. A number of the existing developments are single-story along the front giving the street a low scale image. The affect of the bulk and massing of a new 28' high structure has not been minimized and as a result, the project is incompatible with the surrounding neighborhood.

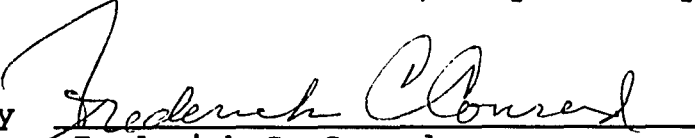
2. The proposed project is not in conformance with all applicable adopted city plans and programs. The urban design element of the Pacific Beach Community Plan states that there

shall be a transition between new and old development and that new development shall be sensitive to existing neighborhood character. The proposed building does not provide any horizontal setbacks or significant other architectural features which help to reduce the massing. Therefore, the project does not conform to the community plan guidelines.

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 Albert C. Strohlein is granted; the decision of the Planning Commission is overruled; and Coastal Development Permit No. 90-0496 is hereby denied.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:pev
02/14/91
Or.Dept:Clerk
R-91-1148
CDP 90-0496
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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input type="checkbox"/>	<input checked="" 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 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 *Maureen L. Patterson* Deputy.

Office of the City Clerk, San Diego, California

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