

(R-91-1385)

RESOLUTION NUMBER R-277320

ADOPTED ON FEBRUARY 5, 1991

WHEREAS, B & G Holding Co., Inc., by Matthew A. Peterson of Peterson and Price, appealed the decision of the Planning Commission in denying Coastal Development Permit No. 89-1209 (Vista Del Mar Condos) submitted by B & G Holding Co., Inc., Owner/Permittee, proposing to demolish two residential structures totaling 5,800 square feet (excluding garages) and to construct two new residential structures on a 7,683 square foot lot located at the southeast corner of Vista Del Mar and Gravilla Avenues, further described as Lots 6, 7, 8 and a portion of Lot 9 of Map No. 1216 in the La Jolla Community Plan area, in the R-3000 zone; and

WHEREAS, the matter was set for public hearing on February 5, 1991, 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. 89-1209:

1. The project site is located at the southeast corner of Gravilla Street and Vista Del Mar Avenue. A public stairway access is designated in the La Jolla-La Jolla Shores Local Coastal Program Addendum at the end of Gravilla Street. Gravilla Street is also designated as a visual access corridor. The

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project is not sited or designed to obstruct any public view along Gravilla and is not located adjacent to the stairway access. Thus, the project does not encroach upon any public accessway nor obstruct views to or along any scenic coastal area from any public vantage point.

2. The project site does not contain marine resources, environmentally sensitive areas, archaeological or paleontological resources. Thus, the project would not affect these resources.

3. The project site is located approximately one block east of the ocean at the southeast corner of Gravilla Street and Vista Del Mar Avenue. The project provides four off-street parking spaces. The project is also designed with one 12-foot-wide common driveway maximizing available on-street parking. Thus, the project does not adversely affect recreational, visitor-serving facilities or coastal scenic resources.

4. The project site is located approximately one block east of the ocean. The site is not located adjacent to the beach, park or other recreational area, thus the project does not adversely impact any environmentally sensitive habitat or scenic resource located in adjacent parks or recreational areas.

5. The proposed development includes excavations to accommodate basement garages and the placement of approximately 14 feet of fill on top of existing grade which is supported by an existing eight foot high retaining wall. The ability of this retaining wall to support the additional weight of the fill has

not been demonstrated to the satisfaction of this Council. Thus, the proposed project does not minimize the alteration of the existing landform.

6. The proposed development consists of two detached residential units. The units are two-story above a basement garage. The exterior elevations propose stucco with Spanish tile roofing. The design of the structures include curved and rounded edges with a landscaped slope along Vista Del Mar Avenue. The surrounding area consist of older one-, two- and three-story structures. The proposed development utilizes development techniques which are authorized by the provisions of the Municipal Code, however, such techniques are not reflected in the development of the existing structures in the area. Therefore, the height, bulk and scale of the proposed development exceeds that of the area and is not visually compatible with the character of the surrounding area.


7. The proposed development does not meet the intent of the development standards of the zone as to floor area ratio, height, altered grade and setback requirements and does not conform with the General Plan, the La Jolla Community Plan and the La Jolla-La Jolla Shores Local Coastal Program Addendum.

The proposed development is not consistent with the height limit for the zone in which located. The height of the structures must be measured from the entry to the basement garages in order to satisfy the requirements of the Municipal Code.

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 B & G Holding Co., Inc. is denied, the decision of the Planning Commission is sustained and Coastal Development Permit No. 89-1209 is hereby denied to B & G Holding Co., Inc.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

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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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Bernhardt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 O'Connor*, Deputy.

Office of the City Clerk, San Diego, California

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