

(R-92-873)

RESOLUTION NUMBER R-278925

ADOPTED ON OCTOBER 29, 1991

WHEREAS, Alfred C. Strohlein, appealed the decision of the Planning Commission in approving Coastal Development Permit No. 90-0496 submitted by Conrad Prebys of Progress Construction Company, Inc., Owner/Permittee, for demolition of a single-family home and the construction of a two-story, four-unit condominium, located 1644 Thomas Avenue and described as 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 October 29, 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. 90-0496:

1. The proposed project is located several blocks from the Bay and is entirely on private property, therefore, no existing or proposed public accessways identified in the Pacific Beach Local Coastal Program will be impacted. In addition, its location ensures that no views to and along the ocean or other scenic coastal areas, from public vantage points identified in the Local Coastal Program, shall be obstructed by the project.

2. The proposed project is located in an urbanized,

residential neighborhood and is not in an area that City of San Diego Sensitive Coastal Resource Map No. C-713 identifies as containing marine, environmentally sensitive, archaeological or paleontological resources. Therefore, these resources shall not be impacted by the construction of the four units.

3. No biologically sensitive, significant prehistoric or historic resources were identified by the City of San Diego Resource Protection Map No. C-786 for this site. Therefore, the project complied with the Resource Protection Ordinance in that these resources shall not be impacted by the new development.

4. The proposed project is located in a multi-family zone and currently contains no recreational or visitor serving facilities. Therefore, the construction of four residential units shall not adversely affect either of these facilities or coastal scenic resources.

5. Neither the Pacific Beach Community Plan nor the Local Coastal Program identified any adjacent park or recreation areas. As a result, environmentally sensitive and scenic resources within park and recreation areas shall not be impacted by the project.

6. The proposed project is located on a previously developed, level site, and no new grading is required for the new construction. As a result, no undue risk due to geological, erosional, flood or fire hazard shall be created.

7. The existing neighborhood is a mixture of one and two-story residential developments. The applicant proposed a two-story structure with a varied roof line, several horizontal and

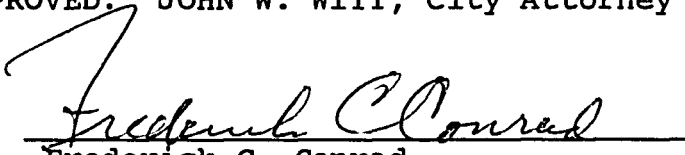
vertical offsets, a balcony and landscaping which reduce the appearance of bulk and ensure that the building is compatible with the surrounding neighborhood.

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 Alfred C. Strohlein is denied; the decision of the Planning Commission is sustained, and Coastal Development Permit No. 90-0496 is hereby granted to Conrad Prebys of Progress Construction Company, 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
Chief Deputy City Attorney

FCC:lc
03/10/92
Or.Dept:Clerk
R-92-873
Form=r.permit

COASTAL DEVELOPMENT PERMIT NO. 90-0496
1644 THOMAS AVENUE
CITY COUNCIL

This coastal development permit is granted by the Council of The City of San Diego to Conrad Prebys/Progress Construction Company, Inc., a California corporation, Owner/Permittee, pursuant to Section 105.0201 of the Municipal Code of the City of San Diego.

1. Permission is hereby granted to Owner/Permittee to construct a coastal development located at 1644 Thomas Avenue in the Pacific Beach Community Planning area, described as Lots 29 and 30, Block 251, Pacific Beach Amended Tract 854, in the R-1500 zone.
2. The facility shall consist of the following:
 - a. A 6,746 square foot, two-story condominium which includes two 3-bedroom units and two 2-bedroom units;
 - b. Landscaping;
 - c. Off-street parking; and
3. Not fewer than nine off-street parking spaces shall be maintained on the property in the location shown on Exhibit "A," dated October 29, 1991, on file in the office of the Planning Department. Parking spaces shall comply with Chapter X, Article 1, 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; and
 - 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 29, 1991, 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 29, 1991, 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 canceled 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. 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.
13. 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 29, 1991, by Resolution No. R-278925.

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OCT 29 1991

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tom Behr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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 *Blonda R. Barnes*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number *R-278925* Adopted *OCT 29 1991*