

RESOLUTION NUMBER R-288961

ADOPTED ON JULY 15, 1997

WHEREAS, La Jolla Town Council and Promote La Jolla Inc./La Jolla BID appealed the decision of the Planning Commission in approving Coastal Development Permit/Sensitive Coastal Resource/La Jolla Planned District Permit (CDP/SCR/LJPDO) Permit No. 95-0318 submitted by Allison-Zongker, a California general partnership, Owner/Permittee, for the Green Dragon Colony Coastal Development, located at 1258-1274 Prospect Street and 1241-1255 Coast Boulevard (Lots 30-32, Block 59, La Jolla Park, Map No. 352), in the La Jolla Community Plan area, in the A1 Zone; and

WHEREAS, the matter was set for public hearing on July 15, 1997, 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 City Council grants the appeals, overrules the decision of the Planning Commission, and denies Coastal Development Permit/Sensitive Coastal Resource/La Jolla Planned District Permit (CDP/SCR/LJPDO) Permit No. 95-0318.

BE IT FURTHER RESOLVED, that this City Council adopts the following findings to support the decision to deny CDP/SCR/LJPDO Permit No. 95-0318:

1. The proposed use will not fulfill an individual and/or community need and will adversely affect the General Plan or the La Jolla Community Plan because as proposed the project will exacerbate a known problem of unacceptable congestion and poor traffic flow. The lack of

on-site parking or a viable off-site parking system will cause dependence on off-site valet parking services, which only adds to the existing traffic circulation problem. The leasing of scarce parking spaces for an off-site valet plan as proposed by the applicant will only serve to transfer the traffic and parking impact to the adjacent businesses. The heavy use of existing valet parking service in this area has already lead to traffic and circulation problems on Prospect Street.

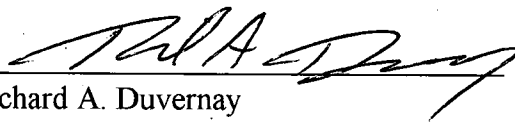
2. For the reasons set forth above in paragraph 1, the proposed use will be detrimental to the health, safety and general welfare of persons residing or working in the area and will adversely affect other property in the vicinity.

3. The proposed use will not comply with the relevant regulations in the San Diego Municipal Code because adequate on-site parking is not being proposed as part of the project and the off-site valet parking system proposed by the applicant in lieu of providing on-site parking is not an acceptable alternative for the reasons stated above in paragraph 1.

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

APPROVED: CASEY GWINN, City Attorney

By

  
Richard A. Duvernay  
Deputy City Attorney

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