

RESOLUTION NUMBER R- 295000

ADOPTED ON JUN 12 2001

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING VARIANCE 41-0227 FOR THE EMPORIUM APARTMENTS PROJECT LOCATED IN THE CENTRE CITY REDEVELOPMENT PROJECT AREA.

WHEREAS, on April 11, 2001, St. Vincent de Paul Village filed an application for a variance from three development standards of the Centre City Planned District Ordinance associated with the proposed development of the Emporium Apartments project, a 90-unit apartment project located on the south side of Imperial Avenue between 16th and 17th streets, which is located within the East Village District of the Centre City Community Plan Area; and

WHEREAS, on June 5, 2001, the City Council held a duly noticed public hearing and considered Variance 41-0227, including a staff report and recommendation and public testimony;

NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, as follows:

1. There are special circumstances or conditions applying to the land or premises for which the variance is sought, including the width of the lot, the slope of the property, and the presence of an earthquake fault, that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zoning regulations.

2. The circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the

land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises.

3. The granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.

4. The granting of the variance will not adversely affect the applicable land use plans, including the Centre City Community Plan and Centre City Planned District Ordinance.

BE IT FURTHER RESOLVED, that, based on the findings hereinbefore adopted by the Council, Variance 41-0227 is granted by the Council to St. Vincent de Paul Village permitting the following three modifications to the development standards:

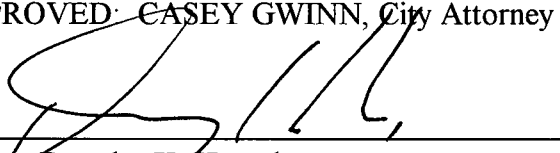
1. A reduction in the parking from 45 to 25 spaces based on the small size of the dwelling units (85 studios, 5 one-bedrooms) and the income restrictions (very low-income tenants).

2. A reduction in the distance from the project driveway on 16th Street to the intersection from the required 65 feet to 45 feet.

3. An increase in the length of the blank streetwall at grade level along Imperial Avenue from 30 feet to 50 feet (enhanced architectural materials will be used on the streetwall).

APPROVED: CASEY GWINN, City Attorney

By



Douglas K. Humphreys
Deputy City Attorney

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