

(R-2003-668)

RESOLUTION NUMBER R- 297402

ADOPTED ON NOV 26 2002

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SAN DIEGO APPROVING CENTRE CITY DEVELOPMENT
PERMIT/VARIANCE 2002-34 FOR THE INTER-CONTINENTAL
HOTEL PROJECT.

WHEREAS, Isis Hotels filed an application for a Centre City Development Permit to construct a 461-room hotel project along the north side of G Street generally between Second and Third avenues, including a variance request from the Building Bulk Criteria building setback requirements, within the Horton Plaza Redevelopment Project Area and the Centre City Community Plan Area; and

WHEREAS, November 26, 2002, the City Council held a duly noticed public hearing and considered Centre City Development Permit/Variance 2002-34, including a staff report and recommendation and public testimony; NOW, THEREFORE,

BE IT RESOLVED, by the City 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 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. The substandard lot depth constitute special circumstances.

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. The application of the stepback requirement would not allow development of the site consistent with the zoning or Disposition and Development Agreement for Horton Plaza.

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. The project provides a narrow building depth which mitigates potential visual impacts of a vertical facade off G Street.

4. The granting of the variance will not adversely affect the applicable land use plan. The proposed hotel project is consistent with the land use and Floor Area Ratio regulations of the Centre City Community Plan and Planned District Ordinance and will not establish a precedent contrary to the goals and policies of those documents.

5. The City Council hereby approves Variance 2002-34 waiving the requirement for a building stepback from G Street.

6. The City Council hereby approves Centre City Development Permit 41-0224A.

APPROVED: CASEY GWINN, City Attorney

By



Douglas K. Humphreys
Deputy City Attorney

DKH:ai

11/12/02

Or.Dept:CCDC

Aud.Cert: n/a

REDV:n/a

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