

RESOLUTION NO. R- 297786

ADOPTED ON MAR 25 2003

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING CENTRE CITY DEVELOPMENT/CONDITIONAL USE PERMIT 2002-57 AND VARIANCE 2002-57 FOR THE 9TH & BROADWAY HOUSING PROJECT WITHIN THE CENTRE CITY REDEVELOPMENT PROJECT AREA.

WHEREAS, Mr. Bud Fischer [Developer] has submitted to Centre City Development Corporation an application for a Centre City Development/ Conditional Use Permit No. 2002-57, and Variance 2002-57, to permit the 9th & Broadway Housing Project [Development], a high-rise, 394-unit, affordable-housing project on the 25,000 square foot site at the southeast corner of 9th and Broadway [Site], within the Centre City Redevelopment Project Area; and

WHEREAS, the application, including Basic Concept/Schematic Drawings, has been reviewed by the Centre City Advisory Committee; and

WHEREAS, the Centre City Development Corporation, Inc. and the City Council have held public hearings to consider the proposed project, having duly published and mailed notice of such public hearings to consider the proposed project, having duly published and mailed notice of such public hearings and permitted interested citizens and area residents to review and comment on the proposed development; 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 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 project site contains 25,000 square feet, less than half a city block, and is only 100 feet in width. The site is further constrained by a 15-foot setback along Broadway.

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 project would be infeasible if required to also provide building setbacks, due to the resulting building inefficiencies and reduced floor areas.

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 approval of this variance would allow construction of 394 housing units in the urban core. These units will address several critical housing needs including replacement SRO and workforce housing. The proposed project will contribute to the elimination of blight and develop underutilized property along Broadway. The resulting building design is similar to several historic high-rise buildings located along Broadway to the west of similar or greater heights.

4. The granting of the variance will not adversely affect the applicable land use plan. If the variance is being sought in conjunction with any proposed coastal development, the required finding shall specify that granting of the variance conforms with, and is adequate to carry out the provisions of the certified land use plan. As the resulting design is generally consistent with the intent of the Bulk Criteria in that the building does not significantly exceed the overall height requiring a setback. The building utilizes varying construction materials and

elements to present the appearance of a distinct base, middle and top, and is consistent in massing and height of historic buildings located to the west along Broadway. In addition, the project provides a high density and height consistent with the goals of the Community Plan for the Central Core area.

5. The City Council hereby approves Variance 2002-57, waiving the requirement for a building setback along Broadway.

6. The City Council hereby approves Centre City Development Permit 2002-57.

APPROVED: CASEY GWINN, City Attorney

By 

Douglas K. Humphreys
Deputy City Attorney

DKH:smf
03/11/03
Or.Dept:Redev.
R-2003-1102
Council: R-2003-1101, R-2003-1103
Redev:RA-2003-133, RA-2003-134