

RESOLUTION NUMBER R- 298202

ADOPTED ON JUL 15 2003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SAN DIEGO APPROVING CENTRE CITY SITE
DEVELOPMENT PERMIT 2003-07 FOR THE CARNATION
BLOCK CONDOMINIUMS PROJECT

WHEREAS, Levin-Menzies and Associates filed an application for a Centre City Development Permit to construct a mixed-use project consisting of 285 condominiums and approximately 30,000 square feet of commercial space on the 55,000 square foot site located on the block bounded by 10th and 11th avenues and J and K streets within the East Village District of the Centre City Community Plan Area; and

WHEREAS, on July 15, 2003, the City Council held a duly noticed public hearing and considered Centre City Site Development Permit No. 2003-07, including a staff report and recommendation, the recommendations of the Centre City Development Corporation, the Centre City Advisory Committee, the Historical Resources Board, and the Planning Commission, and public testimony; NOW, THEREFORE,

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

1. The proposed development will not adversely affect the applicable land use plan, as the proposed project is consistent with the objectives of the Sports/Entertainment District [SED], the SED Design Guidelines and the Centre City Redevelopment Area Project in all respects.

2. The proposed development will not be detrimental to the public health, safety and welfare, as the proposed project will construct approximately 285 housing units, in an area designated for dense development as indicated by the 6.5 Floor Area Ratio, that is compatible with the nearby Ballpark, Main Library and other new developments in the area.

3. The proposed development will comply with the applicable regulations of the Land Development Code, the Centre City Community Plan and the Centre City Planned District Ordinance, and no variances will be required.

4. There are no feasible measures, including a less environmentally damaging alternative, that can further minimize the potential adverse effects to the designated historical resource, as the existing Type III construction within the Carnation Building cannot support additional development and, because of its combustibility, it cannot be combined with new Type I sprinklered development. The cost of retaining the existing street facades and incorporating them into the new development can be offset by an amount of new development which would justify that cost.

5. The deviation (from standard protective historical resource regulations) is the minimum necessary to afford relief and accommodate the development and all feasible measures to mitigate for the loss of any portion of the historical resource have been provided by the applicant, since the street facades will be retained and restored to their historic appearance and the penthouse will be reconstructed at its original location and in its original form.

6. The denial of the proposed development would result in economic hardship to the owner. For purposes of this finding, "economic hardship" means there is no reasonable beneficial use of a property and it is not feasible to derive a reasonable economic return from the

property. The property is located in the SED with an allocated Floor Area Ratio of 6.5, and the current development cannot produce an economic return which can be considered reasonable in comparison with those returns which could be generated by other new developments within the area.

7. The City Council hereby approves Centre City Development Permit 2003-07, including an Encroachment Permit for an underground parking structure within the public right-of-way.

APPROVED: CASEY GWINN, City Attorney

By



Douglas K. Humphreys
Deputy City Attorney

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