

CITY COUNCIL RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 8457
A STREET TOWNHOMES - PROJECT NO. 2403

WHEREAS, MICHAEL KOOTCHICK, Owner/Permittee, filed an application with the City of San Diego for a Site Development Permit to construct thirteen residential multi-family units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 8457), on portions of a 0.45 acre site;

WHEREAS, the project site is located at 2761-2771 A Street in the GH-1500 Zone of the Golden Hill Planned District Ordinance within the Greater Golden Hill Community Plan Area;

WHEREAS, the project site is legally described as a portion of Lot 8 and Lots 9 -13, Block 59, H.M. Higgins Addition, Map No. 309;

WHEREAS, on October 31, the Planning Commission of the City of San Diego considered Site Development Permit No. 8457 pursuant to the Land Development Code of the City of San Diego; and recommended the City Council Approve Site Development Permit No. 8457;

WHEREAS, on _____, the City Council of the City of San Diego considered Site Development Permit No. 8457 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the City Council adopts the following written Findings, dated _____.

FINDINGS:

Site Development Permit Approval - Municipal Code Section 126.0504

1. The proposed development will not adversely affect the applicable land use plan;

The Golden Hill Community Plan designates the site for medium density residential development ranging from 15 to 29 dwelling units per acre. The proposed project complies with the land use designation by providing multi-family housing within the prescribed density range. The proposed project is consistent with the goals and recommendations established in the Residential Element of the Community Plan. The design of the project is sensitive to the established 50-foot lot pattern of the older community neighborhoods by breaking up the mass of the units into five detached structures. The project enhances the quality of housing opportunities within the community by providing infill units with a distinctive architectural character compatible with the scale of the surrounding neighborhood. The proposed development is consistent with the implementation program of the Community Plan by providing numerous design features including offsetting planes, textured finishes and underground parking.

2. The proposed development will not be detrimental to the public health, safety, and welfare; and

Site Development Permit No. 8457 has been conditioned to ensure that the proposed development will not be detrimental to the public health, safety and welfare of persons residing or working in the Greater Golden Hill community. Permit conditions include a Mitigation, Monitoring and Reporting Program (MMRP) established for the project during the environmental review process. The MMRP includes specific measures to mitigate impacts to water quality, noise and potential historical and cultural resources. The project will utilize Best Management Practices (BMPs) both during and after construction to minimize runoff of contaminants into the storm drain system. The Site Development Permit includes conditions to maintain the required off-street parking spaces, provide for trash enclosures and recycling facilities.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The proposed project complies with all of the applicable regulations of the City of San Diego Land Development Code and the Golden Hill Planned District Ordinance with the one exception of the 30-foot height limit. The project meets or exceeds the design criteria of the Planned District and the Urban Design Element of the Community Plan. The deviation to the height limit is requested by the applicant due to the extreme topographical variation of the site. Development Services Department supports the deviation because it would allow the project to have a street level presence compatible in height and scale to adjacent structures, allow for the underground parking while minimize the need for excessive grading.

Findings for Easement Abandonment Approval - Municipal Code Section 125.1040

1. There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated.

The easement abandonment is a part of a relocation effort that will allow for the proposed development of the property. The proposed relocation of the storm drainage and sewer easement will maintain the current level of public use while improving the easement width to current city engineering standards for public improvements.

2. The public will benefit from the action through improved utilization of the land made available by the abandonment.

The proposed abandonment and relocation of the existing easements will allow for the reasonable development of the property and provide thirteen additional dwelling units in the Golden Hill Community. Additionally, the proposed project will provide a public benefit by enhancing and revitalizing the surrounding neighborhood character by providing infill development on an unsightly vacant lot.

3. The abandonment is consistent with any applicable land use plan.

The proposed easement abandonment and relocation would allow for the construction of medium density residential development that is consistent with the land use designation and design guidelines of the Golden Hills Community Plan and the Golden Hills Planned District Ordinance. Additionally, the new dedicated easement widths would be consistent with current City engineering standards for public improvements.

4. The public facility or purpose for which the easement was originally acquired will not be detrimentally effected by the abandonment or the purpose for which the easement was acquired no longer exists.

The proposed easement abandonment is part of a relocation effort to allow for the reasonable development of the site. The new location and dedication of the sewer and storm drain easements would maintain and improve the public facility and purpose for which the easement was originally acquired.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the City Council, Site Development Permit No. 8457 is hereby GRANTED by the City Council to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 8457, a copy of which is attached hereto and made a part hereof.

John P. Hooper
Development Project Manager
Development Services

Adopted on: _____

Job Order No. 42-0015