



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER -

HEARING DATE: May 4, 2005 REPORT NO. HO 05-058

ATTENTION: Hearing Officer

SUBJECT: SCHROEDER RESIDENCE - PROJECT NUMBER: 31768

LOCATION: 2624 Ellentown Road, La Jolla Community

APPLICANT: Dan and Lisa Schroeder

SUMMARY

Requested Action - Should the Hearing Officer approve a Coastal Development Permit No. 87638 to demolish an existing single-family residence and construct a new 4,755 square-foot residence including a basement and two garages for an additional area of 1,225 square-feet and 1,010 square-feet of decks on a 19,737 square-foot, RS-1-4 zoned lot at 2624 Ellentown Road?

Staff Recommendation -

1. CERTIFY Mitigated Negative Declaration No. 31768 and ADOPT the Mitigation Monitoring and Reporting Program (MMRP); and
2. APPROVE Coastal Development Permit No. 87638

Community Planning Group Recommendation – The La Jolla Community Planning Association voted 10-0-2 on August 10, 2004, to support the application with no recommended conditions.

Environmental Review – A MITIGATED NEGATIVE DECLARATION NO. 31768, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level of insignificance, any potential impacts identified in the environmental review process.

BACKGROUND

The subject property is a 19,737 square-foot, RS-1-4 zoned property located at 2624 Ellentown Road within the Coastal Overlay Zone (appealable area), Coastal Height Limit, and Parking Impact area all within the boundaries of the La Jolla Community Plan area. The property is currently developed with a detached single-family residence slated for demolition in order to facilitate the construction of a new single-family residence and accessory uses. The lot is rectangular in shape and designated for very-low residential use over the front portion of the lot in the adopted community plan. The rear portion of the lot is designated open space/park. The neighborhood is developed with single-family detached single-family residences with open space to the north, the coastal bluffs and Pacific Ocean farther to the west and the campus of the University of California at San Diego farther to the east.

DISCUSSION

The proposed development of this property entails the demolition of the existing single-family residence and grading of 13,780 square-feet of the 19,737 square-foot site with 200 cubic feet of fill and 1,700 cubic feet of cut to a maximum depth of 12.2 feet. All grading would be in the development footprint of the site and no disturbance of the rear open space/park designated area would occur. Two Torrey Pines trees on the site would be preserved and protected during construction.

The proposed new residence is essentially a one-story house over a basement with two garages, one attached and one detached for five off-street parking spaces (two required) and decks. The basement area is 1,840 square-feet, the main floor is 2,915 square-feet in area, the garages add 1,225 square-feet and the decks comprise 1,010 square-feet. A swimming pool and spa, retaining walls and fences and new site landscaping round out the development proposed on-site. The requested Floor Area Ratio for the 4,755 square-feet of calculated floor area is 0.24 where the RS-1-4 zone permits a maximum of 0.45. The project conforms to the maximum 30-foot height limit and all setback requirements.

The La Jolla Community Planning Association voted to approve this project with no suggested conditions for the City to consider.

The Environmental Mitigation Monitoring and Reporting Program (MMRP) addresses impacts to Historical Resources (Archaeology), Paleontology and Land Use (adjacency to the Multiple Species Conservation Program), and reduces these impacts to a level of avoidance or insignificance through implementation of the MMRP and project design features. The existing residence was evaluated staff in the Planning department for Historical significance and determined to not be considered historically significant based on a survey prepared.

ALTERNATIVES

1. Approve Coastal Development Permit No. 87638 with modifications.

2. Deny Coastal Development Permit No. 87638 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Robert Korch, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plans (Include as appropriate/relevant.)
6. Draft Coastal Development Permit with Conditions
7. Draft Coastal Development Permit Resolution with Findings
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Chronology