



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER -

HEARING DATE: May 25, 2005 REPORT NO. HO 05-090

ATTENTION: Hearing Officer

SUBJECT: ABALONE PLACE RESIDENCE - PROJECT NUMBER: 44542

LOCATION: 5634 Abalone Place

APPLICANT: Abalone Place, LP; Mr. Louis Beecham

SUMMARY

Requested Action - Should the Hearing Officer approve a Coastal Development Permit No. 130561 for the demolition of an existing residence and construction of a new single-family residence with basement and garage at 5634 Abalone Place within the la Jolla Community Planning area?

Staff Recommendation -

1. CERTIFY Negative Declaration No. 44542; and
2. APPROVE Coastal Development Permit No. 130561

Community Planning Group Recommendation – The La Jolla Community Planning Association voted 9-0-2 on February 3, 2005, to approve the requested application with a condition that the City approved the requested design of the proposed retaining wall.

Environmental Review - A NEGATIVE DECLARATION, LDR No. 44542, has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA).

BACKGROUND

The project site is a 7,555 square-foot, RS-1-7 zoned lot within the Coastal Overlay Zone (appealable area) and Coastal Height Limit within the boundaries of the la Jolla Community

Planning area, Bird Rock neighborhood. The property is addressed as 5634 Abalone Place but is a double fronting lot with frontage on Dolphin Place to the west. The property is currently improved with a detached single-family residence to be demolished. The surrounding neighborhood is similarly developed with residential uses and a number of other properties that have undergone similar additions or redevelopment. The site slopes downhill to the west.

DISCUSSION

The applicant proposes to demolish the existing single-family residence on site and construct a new, two-story over a basement/garage combination area. The high elevation of the site faces Abalone Place and the design of the residence faces the street for pedestrian access while the downhill westerly slope and duo frontage on Dolphin Place, enables the design of the driveway and garage to utilize this street. On Abalone Place, because of the combination of slope and setback, the two main habitable floors will appear approximately as 1.5 floors above street grade. The Dolphin Place frontage and slope enables the applicant to propose a basement area containing game room, mechanical equipment area, elevator, storage and stairway and the two car enclosed garage. The floor above overhangs a portion of the driveway, giving a covered parking area for cars stacked in the driveway.

The basement contains a combined square-footage of 1,275 square-feet (not in Floor Area Ratio), the first floor contains 2,267 square-feet and the upper floor has an area of 1,839 square-feet. Total development area is 5,380 with 4,106 used for the calculation of Floor Area Ratio which is 0.54 where 0.57 is maximum allowed by the Land Development Code. The new residence will comply with all required setbacks and the maximum height limit. A five-foot high wall and fence across the front yard is 75% open and a Dolphin Place wall is proposed for a three-foot height. Retaining walls are used and the property will be landscaped.

City staff has reviewed the design and use of retaining walls on the site as part of the normal course of the review process and as suggested by the la Jolla Community Planning Association and has no issue with the wall.

ALTERNATIVES

1. Approve Coastal Development Permit No. 130561, with modifications.
2. Deny Coastal Development Permit No. 130561, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Robert Korch, Development Project Manager

Attachments:

1. Aerial Photograph
2. Project Location Map
3. Project Data Sheet
4. Project Plans (Hearing Officer only)
5. Draft Coastal Development Permit with Conditions
6. Draft Coastal Development Permit Resolution with Findings
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Chronology