



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: May 18, 2005

REPORT NO. **HO-05-090**

ATTENTION: Hearing Officer

SUBJECT: LIPSEY RESIDENCE, PROJECT NUMBER 53748

LOCATION: 880 San Antonio Place

APPLICANT: Larry Pappas

SUMMARY

Requested Action - Should the Hearing Officer approve a Coastal Development Permit to construct a 1,098 square foot addition to an existing 2,182 square foot one-story, single family residence located on a 6,650 square foot lot at 880 San Antonio Place within the RS-1-7 zone, Coastal Overlay Zone (Appealable), Parking Impact Overlay Zone, First Public Roadway, Peninsula Community Plan, and Council District 2.

Staff Recommendation -

1. APPROVE Coastal Development Permit 163255.

Community Planning Group Recommendation – On December 16, 2004, the Peninsula Community Planning Board voted 11-0-2 to recommend approval of the project.

Environmental Review – On April 25, 2005, the Environmental Analysis Section determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the State CEQA Guidelines regarding in-fill development.

BACKGROUND

The proposed project is within the RS-1-7 zone, the Coastal Overlay Zone (Coastal Appealable Area Map C-730), the Coastal Height Limitation Overlay Zone, the First Public Roadway (Map C-731), the Peninsula Community Plan and Local Coastal Program on Assessors Parcel Number (APN) 531-670-15. The existing single family residence was constructed in 1942 under the R-1 zone as established on the site in September 1932. Recent permits associated with the project

site are building permit A10481 and associated electrical and utility permits from a 1998 remodel which was exempt from the requirements of a Coastal Development Permit and prior to the establishment of the existing RS-1-7 Zone and its associated requirements. The existing structure has previously conforming rights to remain. The 1998 remodel was conducted under the requirements of the R-1-5 Zone which allowed for the lot coverage of 2,660 square feet with 2,656 square feet proposed).

DISCUSSION

The project proposes to add a 1,098 square foot addition to an existing 2,182 square foot one-story, single family residence located on a 6,650 square foot 95’ x 70’ lot. The addition includes expansion of the master bedroom with a walk-in closet and a new hobby room with shower and laundry areas (adding 884 square feet), new boat and bike storage (adding 254 square feet) and demolition of the existing two-car garage (removing 484 square feet). Parking spaces will continue to be provided in the rear driveway area. The RS-1-7 zone allows for a Floor Area Ratio of 0.58 according to Table 131-04J of the Municipal Code. The project proposes a FAR of 0.49 as follows:

	<i>Existing</i>	<i>Proposed</i>	<i>Total</i>
• Residence	2,182	884	3,026
• Garage	(484)	254	254
• Total	2,666	1,098	3,280
• FAR	0.40	0.09	0.49

The existing RS-1-7 zone requires a minimum of 5,000 square foot lot (6,650 square foot lot exists), 15’ front setback (17’4” existing and proposed), 8’-9” side setback to the north (8’-9” existing and proposed), The Municipal Code at 131.0443(a)(4) establishes rear setback requirements for lots less than 100’ in depth. The project site has a lot depth of 95 feet. The rear setback is therefore must be at least 10% of the lot depth (which would equate to 9.5 feet), but not less than 5 feet. The proposed habitable portion of the addition would observe the required 9’6” setback. A proposed bike and boat storage area, considered an attached accessory structure, would encroach into this rear setback. However, this portion of the addition is allowed to encroach for the reasons explained below.

Accessory buildings in the RS zones may encroach into required yards when the lot is less than 10,000 square feet (131.0448(c)). The project site is 6,650 square feet. The accessory building must be placed entirely within the rear 30 percent of the lot premises or behind the front 70 feet of the lot premises, whichever results in the accessory building being located farther from the street (131.0448(c)(9)). The accessory structure in this case is attached, the lot size is under 10,000 square feet and the structure will be located entirely in the rear 30% of the lot. It therefore meets all the applicable code regulations and the encroachment is permissible under the Municipal Code with no variance required.

The proposed project would not adversely affect the Peninsula Community Plan. The project is located in the La Playa neighborhood of the Community Plan in a residential area designated at a low density of nine dwelling units per acre. The existing single family dwelling unit would

remain on the 0.15 acre site and no dwelling units would be added for a density of 6.67 du/ac. All changes would occur at the rear of the lot; the front elevation from San Antonio Place would remain unchanged. The Plan recommends “rehabilitation of existing housing” as a major priority rather than demolition and new construction to maintain the “pleasant stable character of these well maintained middle income neighborhoods.” The Plan recommends retention of existing landscaping and designs compatible with existing surroundings. All of these recommendations would be met by the proposed project. All San Diego Fire and Life Safety Services requirements have been met. The provisions of the Inclusionary Housing Ordinance do not apply because the project is not two or more units. Therefore, no Inclusionary Housing In-Lieu fee is required.

ALTERNATIVES

1. Approve Coastal Development Permit 163255 with modifications.
2. Deny Coastal Development Permit 163255, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Cory Wilkinson, Development Project Manager

Attachments:

1. Site Location
2. Aerial Photograph
3. Project Data Sheet
4. Project Plans
5. Draft Permit with Conditions
6. Draft Resolution with Findings