



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 29, 2007

REPORT NO. PC-07-152

ATTENTION: Planning Commission, Agenda of December 6, 2007

SUBJECT: RACETRACK VIEW DRIVE - PROJECT NO. 99387
PROCESS 4

**OWNER/
APPLICANT:** Russell V. Valles Key, Brett E. Ames, and Monte E. McCullough, Owners
Katie Wilson, Applicant

SUMMARY

Issue(s): Should the Planning Commission approve the subdivision of a 1.84 acre site into two parcels and development of the property with two single-family homes and a guest quarters at 2835 Racetrack View Drive, within the Torrey Pines Community Planning Area?

Staff Recommendation:

1. **CERTIFY** Mitigated Negative Declaration No. 99387 and **ADOPT** the Mitigation, Monitoring and Reporting Program; and
2. **APPROVE** Coastal Development Permit No. 325414, Site Development Permit No. 326387, Planned Development Permit No. 438751, and Neighborhood Use Permit No. 438758; and
3. **APPROVE** Tentative Map No. 326386.

Community Planning Group Recommendation: On September 14, 2006, the Torrey Pines Community Planning Board voted unanimously to approve the project.

Environmental Review: A Mitigated Negative Declaration (No. 99387) has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines which addresses potential impacts to biology, Multiple Habitat Planning Area, and archaeology. A Mitigation, Monitoring and Reporting Program

would be implemented with this project to reduce the impacts to a level below significance.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are recovered by a deposit account maintained by the applicant.

Housing Impact Statement: The Torrey Pines Community Plan designates this site for very low single family residential at a density of 0-4 dwelling units per acre. This calculates to a density range of between two and eight dwelling units for the 1.84 acre site. There will be a net gain of two dwelling units to the Torrey Pines Community area. The project meets the requirements of the Affordable Inclusionary Housing Ordinance by agreeing to pay an in-lieu fee.

BACKGROUND

The project site is located at 2835 Racetrack View Drive in the Torrey Pines Community Plan area. The site is zoned RS-1-1 and is within the Coastal Overlay zone (appealable) and Coastal Height Limit Overlay Zone. The site is bordered by Racetrack View Drive on the north, single family residences immediately to the west and designated Open Space (Multi-Habitat Planning Area) to the east and south. The site does not encroach into the Multi-Habitat Planning Area (MHPA); however, the site does abut and is adjacent to the MHPA.

The project requires the following approvals:

- Tentative Map for the subdivision of a 1.84 acres site into to parcels;
- Site Development Permit to subdivide and develop a site containing environmentally sensitive lands (sensitive biological resources);
- Planned Development Permit to develop a 2-lot subdivision with deviations to the minimum street frontage (Parcel 2 lacks the minimum 100 feet of street frontage as well as direct access from a dedicated public street);
- Coastal Development Permit for development within the Coastal Overlay Zone;
- Neighborhood Use Permit for a proposed guest quarters on lot 1.

DISCUSSION

Project Description:

The project includes the subdivision of a 1.84 acre site into two .92 acre parcels and development of the property with two single-family homes and a guest quarters. Parcel 1 will be developed with a 5,430 square foot single story residence, two attached 2-car garages totaling 1,130 square feet, and a 570 square foot guest house above one of the garages. Parcel 2 will be developed with a 5,000 square foot single story residence with an attached 960 square foot 2-car garage. Parcel 2 will not have frontage along Racetrack View Drive. Access will be provided via a proposed road, utility and private drainage easement along the westerly edge of Parcel 2.

A majority of the site (1.39 acres) will be graded for building pads, driveways, drainage and landscaping. The existing open space easement will remain undisturbed with the exception of some planting for zone 2 brush management adjacent to Parcel 2.

The project meets the density and design criteria of the Torrey Pines Community Plan and does not adversely affect the community plan. The project is also in compliance with the Municipal Code Development regulations.

Community Plan Analysis:

The proposed project is located at 2835 Racetrack View Drive, in the Torrey Pines Community Plan. The Torrey Pines Community Plan designates the site and adjacent properties as very low residential density (0-4 dwelling units per acre). This density range is characterized by both single-family detached and attached development with large portions of land area devoted to open space areas. Very low density developments in Torrey Pines are located on the edges of environmentally sensitive areas.

The proposed project is located adjacent to Crest Canyon, which is an environmentally sensitive location and designed Open Space. The Resources Management and Open Space Element of the Torrey Pines Community Plan recommends that development adjacent to environmentally sensitive habitats shall not negatively impact those areas. The plan recommends that design of dwelling units should stress a blending of architecture with the natural terrain. Architectural shapes, bulk, materials and landscaping should be carefully chosen to respect the physical constraints of the land.

The Residential Element of the Torrey Pines Community Plan recommends that single-family development incorporate a variety of architectural styles, colors and building materials. The Element also recommends that new residential development should also be designed to encourage compatibility in bulk and scale between existing and new residential development. The proposed project will be a combination of one and two stories, include a variety of materials of stone and stucco, and is proposed to be a moss color to blend into the existing landscape. Staff has reviewed the proposed project and found it to implement the community plan policies.

Environmental Analysis:

Historical Resources (Archaeology) - According to the City's Historical Resources Sensitivity Map, the site is located in an area with a high potential for subsurface archaeological resources. As such, a cultural resources survey dated February 20, 2007 and prepared by Recon was conducted for the project. The field survey was conducted and completed on February 16, 2007. In addition, an archival search and site record review were completed at the California Historical Resources Information System. The survey concluded that archaeological monitoring should be conducted during grading activities.

Since the project would excavate approximately 3,000 cubic-yards of cut at depths of up to 12 feet and the survey concluded that monitoring should occur during grading activities, archeological monitoring will be required. In the event that such resources are discovered, excavation will be halted or diverted to allow recovery, evaluation, and recordation of materials. A Mitigation, Monitoring and Reporting Program is required and will mitigate potentially significant impacts to archaeological resources to below a level of significance.

Paleontology - The project site is underlain by the Bay Point Formation, which has a high sensitivity for paleontological resources. The project will result in approximately 3,000 cubic-yards of cut at a maximum depth of 12 feet. Therefore, due to the underlying formations and the grading quantities, the potential to impact paleontological resources will be mitigated through paleontological monitoring during grading activities. A Mitigation, Monitoring and Reporting Program is required and will mitigate potentially significant impacts to paleontological resources to below a level of significance.

MHPA Land Use Adjacency - The project proposes development adjacent to the City of San Diego's Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA). Although direct impacts would not occur within the MHPA, the project does have the potential to result in indirect impacts to the MHPA because of the site's adjacency to it. Development adjacent to the MHPA is required to conform to all applicable Land Use Adjacency Guidelines (Section 1.4.3) of the MSCP Subarea Plan. As such, mitigation in the form of compliance with the MHPA Land Use Adjacency Guidelines will be implemented through a Mitigation, Monitoring and Reporting Program and will reduce potential indirect impacts to below a level of significance.

Biological Resources - Biological surveys were conducted (June 21, 2005 and April 12, 2006) of the property to map the vegetation communities, record all plants and animal species detected on the property, and to determine the suitability for the site to support sensitive biological resources. The property is characterized by 1.84-acres of undeveloped lands, with 0.35-acre of Coastal Sage Scrub, 0.03-acre of disturbed coastal sage scrub, 0.92-acre of Non-native Grasslands and 0.53-acre of Southern Maritime Chaparral.

The project would impact 0.35-acre of coastal sage scrub, 0.84 acre of non-native grassland and 0.19-acre of southern maritime chaparral. All of the impacts can be reduced to below a level of significance through a combination of preservation measures and payment into the Habitat Acquisition Fund (HAF). Mitigation for the impact to 0.35-acre of coastal sage scrub would be broken up into 0.337-acre being mitigated through payment into the HAF at a 1:1 ratio (inside MHPA). The remaining 0.013 acre of impact would be preserved on-site at the appropriate 1.5:1 ratio (outside MHPA) resulting in 0.02-acre to be preserved. Mitigation for the impacts to 0.84-acre of non-native grassland would be broken up into 0.79-acre being mitigated through payment into the HAF at a 0.5:1 ratio resulting in payment equal to the value of 0.395-acres. The remaining 0.05-acre would be mitigated through on-site preservation at a 1:1 ratio resulting in 0.05-acre to be preserved. Mitigation for impacts to 0.19-acre of southern maritime chaparral would be broken up into payment into the HAF for 0.05-acre at a 1:1 ratio with the remaining 0.14-acre to be mitigated at a 2:1 ratio for a total of 0.28-acre of on-site preservation.

In addition to potential direct impacts, the survey was also conducted to detect sensitive species and sensitive wildlife. The coastal California gnatcatcher was observed in the MHPA habitats adjacent to the project site. Additionally, raptor nesting habitat exists in the vicinity. As such, the Mitigation, Monitoring and Reporting program requires that a survey be done by a qualified biologist to determine whether the California gnatcatcher or raptors are present. If gnatcatchers or raptors are found to be present, further measures to limit times of construction and noise levels are outlined, which would reduce impacts to below a level of significance.

Geology - The project site is located in a seismically active region of California, and therefore, the potential exists for geologic hazards, such as earthquakes and ground failure. In order to fully assess the project's potential for geologic impacts, a Geotechnical Investigation, dated November 8, 2005 with an addendum dated November 10, 2006 was prepared. In general, no geotechnical conditions were encountered which would preclude the construction of the proposed residence and associated improvements provided that the recommendations presented within the report are followed. The recommendations would be made conditions of the building permit. As such, permit issuance would preclude a significant geologic impact, and no mitigation is required.

Water Quality - In order to assess the potential impacts the project may result in with respect to water quality, a Water Quality Technical Report (October 4, 2006) was prepared by REC Consultants, Inc. The development is located in the San Diego Region (9), in the San Dieguito Hydrologic Unit (905.00), within the Solana Beach Hydrologic Area (905.10). The study area occupies a portion of a 1.84 acre parcel, although the entire watershed is about 350 square-miles and overall the project area represents less than 0.01% of the total watershed. Site drainage emanates from the south boundary to the north boundary, to surface drain onto Racetrack View Drive, down the south side of the street in the concrete gutter to a curb inlet and storm drain which veers north to discharge into the San Dieguito River Slough. After construction, runoff from rooftops will be conveyed onto a series of grass swales over gravel storage trenches to equalize pre and post construction flows. Private driveways will utilize permeable pavers to allow initial flows to permeate into soils. Additional Best Management Practices (BMPs) would include Site Design BMPs, Source Control BMPs and Treatment Control BMPs (Grass Swale).

Proper engineering controls and best management practices as outlined above and in accordance with the San Diego Municipal Code would minimize water runoff and soil erosion during excavation/construction activities. The resultant discharge from the site would then be substantially free of pollutants and sediments to the maximum extent practicable. Therefore, compliance with the outlined BMPs in the Water Quality Technical Report would preclude any potential impacts to below a level of significance and no mitigation is required.

Project-Related Issues:

Deviations to street frontage – The proposed project, to subdivide a 1.84 acre site into two 0.92 acre parcels and develop the property with two single-family homes and a guest quarters will comply with all applicable regulations of the Land Development Code except for minimum street frontage (Parcel 2 has no street frontage where the zone requires a minimum of 100-feet). Staff supports the deviation as the use of a private access easement across Parcel 1 for the driveway of

Parcel 2 allows the development of two single family dwellings while minimizing landform changes and visual impacts to the hillsides.

Critical Project Features to Consider During Substantial Conformance Review:

Architecture - The Residential Element of the Torrey Pines Community Plan recommends that single-family development incorporate a variety of architectural styles, colors and building materials. The Element also recommends that new residential development should also be designed to encourage compatibility in bulk and scale between existing and new residential development. In addition, the Resources Management and Open Space Element of the Torrey Pines Community Plan recommends that development adjacent to environmentally sensitive habitats shall not negatively impact those areas. The plan recommends that design of dwelling units should stress a blending of architecture with the natural terrain.

Conclusion:

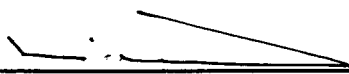
The proposed project, to subdivide a 1.84 acre site into two 0.92 acre parcels and develop the property with two single-family homes and a guest quarters will comply with all applicable regulations of the Land Development Code except for minimum street frontage (Parcel 2 has no street frontage where the zone requires a minimum of 100-feet). Staff supports the deviation as the use of a private access easement across Parcel 1 for the driveway of Parcel 2 allows the development of two single family dwellings while minimizing landform changes and visual impacts to the hillsides. Other than the deviation to minimum street frontage, the project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for the site per the adopted Torrey Pines Community Plan.

ALTERNATIVES

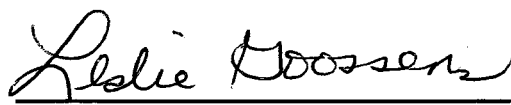
1. **Approve** Coastal Development Permit No. 325414, Site Development Permit No. 326387, Planned Development Permit No. 438751, Neighborhood Use Permit No. 438758, and Tentative Map No. 326386, **with modifications.**

2. **Deny** Coastal Development Permit No. 325414, Site Development Permit No. 326387, Planned Development Permit No. 438751, Neighborhood Use Permit No. 438758, and Tentative Map No. 326386, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Leslie Goossens, Project Manager
Development Services Department

KGB/LAG

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Photo Simulations
6. Tentative/Vesting Tentative Map
7. Project Plans
8. Draft Map Conditions and Subdivision Resolution
9. Draft Permit with Conditions
10. Draft Resolution with Findings
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Chronology