



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUE: November 29, 2007 REPORT NO. PC-07-165
ATTENTION: Planning Commission, Agenda of December 6, 2007
SUBJECT: VILLAGE MARINE- PROJECT NO. 130118
PROCESS 4
OWNER: Aqua Pro Property Limited (Attachment 8)
APPLICANT: Lee Hope

SUMMARY

Issues: - Should the Planning Commission approve a Planned Development Permit, Coastal Development Permit and Site Development Permit for the construction of an addition to an existing commercial/office building, with deviations, located at 2820 Shelter Island Drive in the Peninsula Community Plan Area.

Staff Recommendation:

1. **APPROVE** Planned Development Permit No. 506580, Coastal Development Permit No. 448517 and Site Development Permit No. 450052.

Community Planning Group Recommendation – No formal recommendation was made, however, on November 17, 2007, the Peninsula Community Planning Board submitted a letter of explanation. (Attachment 9)

Environmental Review – This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15301, existing facilities, on June 18, 2007, and the opportunity to appeal that determination ended July 9, 2007.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None with this action.



Code Enforcement Impact: None with this action.

Housing Impact Statement: The proposed project includes the expansion of an existing commercial/office use with no residential components. Therefore, there is no impact to housing.

BACKGROUND

The existing 1,600-square-foot building is located at 2820 Shelter Island Drive in the CV-1-2 zone, the Coastal Height Limit Overlay Zone, the Coastal Overlay Zone (Non-Appealable 2), the Community Plan Implementation Overlay Zone (CPIOZ B), the Parking Impact Overlay Zone (Beach Impact Area), the North Bay Redevelopment Project Area, and the Peninsula Community Plan Area (Attachment 2). Presently the site is developed with a one-story, 1,600-square-foot structure that contains a store that sells water makers for ships.

DISCUSSION

Project Description

The project proposes an approximately 1,218-square-foot addition to an existing commercial/office building on a 5,000-square-foot site. The addition and partial demolition of the existing structure will result in a two-story structure of approximately 2,344 square feet. The project also proposes to repave the vehicular use area and add pedestrian walkways as well as an entry wall. The existing structure was built in 1969 and is situated in the rear or north end of the site. The project proposed to expand the existing use, which is consistent with the Community Plan designation for commercial/office use.

Parking

The Municipal Code requires 2.5 parking spaces per 1,000 square feet of retail and office use. The retail to remain is 1,126 square feet and the proposed addition of retail area is 255 square feet. The project is required to have 3.5 spaces for the retail use. The proposed 963 square feet of office requires 2.5 spaces, for a total of six spaces. The applicant is proposing seven on-site parking spaces, including an accessible space and bicycle parking.

Planned Development Permit

The project requires a Process Four Planned Development Permit (PDP) to allow for deviations to the underlying development regulations. The first deviation requested is to replace the existing 12-foot-wide driveway with a 20-foot-wide driveway along the project's frontage on Shelter Island Drive. The minimum width for a two-way driveway per the Municipal Code is 24 feet. Staff is supportive of this deviation due to the narrow street frontage, the fact that the Peninsula Community Plan calls for 20-foot-wide driveways, and the limited use of the driveway to access seven on-site parking spaces. Additionally, the Peninsula Architectural Review Committee prefers the 20-foot driveway and the proposed project exceeds the minimum parking requirement by one space.

The second deviation requested is related to the setback requirement. The CV-1-2 zone requires a structure to be located within ten feet of the property line for at least 70% of the street frontage, which equates to 35 feet for this project site. The project proposes a three-foot high wall within ten feet of the property line for 25 feet of the street frontage, which would be a ten-foot deviation. Staff is supportive of this deviation due to the narrow width of the property as described above. In addition, the requested deviation would facilitate the installation of the required pedestrian path along the eastern property line, which starts at the entrance to the building, continues along the eastern property line and connects to the sidewalk on Shelter Island Drive.

Coastal Development Permit

The project requires a Process Three Coastal Development Permit (CDP) for development within the Non-Appealable 2 Area of the Coastal Overlay Zone for the following reasons: the addition would result in an increase of more than 10 percent of interior floor area for a structure located within 300 feet of the mean high tide line as outlined in SDMC 126.0704(a)(2); and the project requires more parking than the existing use and is therefore considered an intensification of use as outlined in SDMC 126.0704(a)(3).

Site Development Permit

The project requires a Process Three Site Development Permit (SDP) for development within the "Type B" area of the Roseville Community Plan Implementation Overlay Zone (CPIOZ) as outlined in SDMC Table 132-14B. When an applicant applies for more than one permit, map, or other approval for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision maker. One of the requirements of CPIOZ is to have at least 40 percent of the first-story area devoted to pedestrian entrances, display windows or windows affording views into retail, office, and gallery or lobby space. The applicant is proposing windows for more than 40 percent of the front elevation and has incorporated the installation of a pedestrian path along the eastern property line, which starts at the entrance to the building, continues along the eastern property line and connects to the sidewalk on Shelter Island Drive. Another requirement of the CPIOZ is the use of nautical themes. This has been achieved by incorporating vinyl white railing, a standing seam metal roof in blue, white fascia, wood and tile elements as well as copper light fixtures. The proposed landscaping complies with the Community Plan and all applicable Landscape requirements of the Municipal Code. The proposed project conforms with the Roseville CPIOZ "B" requirements.

Community Planning Group and Neighborhood Recommendations:

No formal recommendation was made but on November 17, 2007, the Peninsula Community Planning Board submitted a letter explaining why a recommendation was not made (Attachment 9). Within the letter, the Chair, Geoff Page, indicated that the committee felt the project was acceptable and would receive approval by the full Board. The applicant has elected to proceed through the discretionary hearing process without a formal recommendation from the full Board.

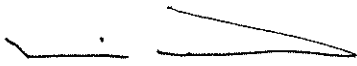
Conclusion

In summary, staff has reviewed the proposed project and determined the project meets all the regulations and policies in effect for this site. Staff recommends the Planning Commission approve Planned Development Permit No. 506580, Coastal Development Permit No. 448517 and Site Development Permit 450052, with the conditions reflected in the draft permit.

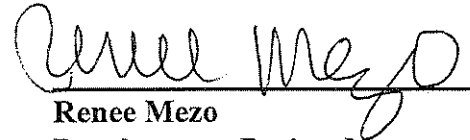
ALTERNATIVES

1. **Approve** Planned Development Permit No. 506580, Coastal Development Permit No. 448517 and Site Development Permit No. 450052, **with modifications.**
2. **Deny** Planned Development Permit No. 506580, Coastal Development Permit No. 448517 and Site Development Permit No. 450052, **if the findings required to approve the project cannot be made.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Renee Mezo
Development Project Manager
Development Services Department

WESTLAKE/RM

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plans
6. Draft Permit with Conditions
7. Draft Resolution with Findings
8. Ownership Disclosure
9. Project Chronology
10. Community Planning Group Recommendation
11. Photos of Existing Elevations