

DATE ISSUED: January 31, 2008 **REPORT NO. PC-08-015**

ATTENTION: **Planning Commission, Agenda of February 7, 2008**

SUBJECT: PESCADERO HOUSE – PROJECT NO. 86511
Process Four

OWNER/ Daniel Smith
APPLICANTS: Mark Vacha and Michael Taylor

SUMMARY

Issue(s): Should the Planning Commission approve the demolition of four existing residential units in two detached duplexes and the construction of two new multi-family units in a 5,166 square-foot, two-story structure?

Staff Recommendation:

1. **CERTIFY** Mitigated Negative Declaration No. 86511, and **ADOPT** the Mitigation, Monitoring and Reporting Program; and
2. **APPROVE** Coastal Development Permit No. 274486; and
3. **APPROVE** Site Development Permit No. 277639; and
4. **APPROVE** Planned Development Permit No. 524160.

Community Planning Group Recommendation: On May 2, 2007, the Ocean Beach Community Planning Board voted 9-0-1 to approve the project (Michael Taylor recused as the project applicant). The motion to support the project was based on revised plans that reduced the bulk and scale of the development and the geological report that addressed the Planning Board concern from two previous meetings.

Environmental Review: Mitigated Negative Declaration No. 86511 has been prepared for the proposed development in accordance with the State of California Environmental Quality Act (CEQA) Guidelines and 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.

Fiscal Impact Statement: None. All of the cost of processing the application is paid for by the property owner.

Code Enforcement Impact: None. No code violations are pending on this property.

Housing Impact Statement: The project proposes to demolish four detached single-story, duplex multi-family dwelling units and construct two, attached multi-family dwelling units on a .17-acre site. As such, the proposal would present a net loss of two dwelling units in the community. Also, this proposal would not be subject to Coastal Overlay Zone Affordable Housing Replacement Regulations because it does not involve demolition of a residential structure with three or more dwelling units. This project is subject to the City of San Diego Inclusionary Housing Ordinance.

BACKGROUND

The 0.17-acre project site is located at 1466 Pescadero Drive in the RM-2-4 zone, Coastal Overlay Zone (appealable area), Coastal Height Limit Overlay Zone, First Public Roadway, Beach Impact Parking Overlay Zone within the Ocean Beach Precise Plan and Local Coastal Program Land Use Plan. The site is located in the RM-2-4 zone (multiple unit residential zone) permitting one unit per 1,750-square-foot of lot area. The Ocean Beach Precise Plan designates this area for “Multi-Family” land use at a density of 25 du/ac. The Community Plan's recommended density is consistent with the RM-2-4 Zone.

The site is a relatively flat, 7,436-square-foot, irregular shaped lot, and is currently developed with a two single-story detached wood framed buildings which contains two small residential units each. A third, two-story 6-unit structure was located on the bluff but was damaged and removed due to a bluff failure in 1993. Access is provided along the eastern portion of the property off of Pescadero Drive which functions as an alley. This parcel is located between Bermuda Avenue to the south and Pescadero Avenue to the north, on a bluff top site in Ocean Beach. The site is surrounded by residential development to the east, north and south, and the Pacific Ocean to the west. The property is approximately 35 feet above mean sea level (AMSL) and the coastal bluff edge defines the property's western limits. The City has a public right-of-way for Ocean Boulevard in the bluff area, between the western property boundary and westward to the mean high tide line. This right-of-way was dedicated for Public use.

DISCUSSION

Project Description:

The project is proposing the demolition of the two existing single-story duplexes and the construction of a new two-story structure over subterranean parking. The new development would have a total of 5,166 square-foot of gross floor area and include two residential units with

five off-street parking spaces

The proposed development requires three discretionary entitlements including a Coastal Development Permit, a Site Development Permit and a Planned Development Permit. The Coastal Development Permit (CDP) is required for the demolition of the existing units and new construction within the Coastal Overlay Zone. The property is within the Coastal Commission's appeal area jurisdiction. The Site Development Permit (SDP) is required because the project includes environmentally sensitive lands in the form of coastal bluffs. Development within one hundred feet of the bluff edge requires the SDP and additional findings must be made to approve the development. The project requires a Planned Development Permit (PDP) because the application is requesting deviations to the development regulations of the Land Development Code. The PDP would allow the following deviations: (1) a deviation to allow a parking space width and length of 7.5' by 17' where 9.5' by 18' is required (2) a deviation to allow a visibility area of 11' where 20' is required and (3) a deviation to allow a minimum driveway aisle width of 9'11' where 12' is required. Transportation engineering staff has reviewed the requested deviations and determined them to be minor in scope. The deviations would permit parking and access in the basement level and the reduced visibility area is considered acceptable due to the narrow 20-foot street widths that tend to reduce vehicle speed. A parking space on the corner of the structure would be an open design to facilitate visibility in the area.

The proposed development employs a contemporary architectural style that is well articulated. The building has multiple open terraces and window transparencies. The bulk, scale and style of the building would be compatible with the Ocean Beach community.

The subterranean level of the structure would consist of three parking spaces, individual storage areas for each unit and an entry vestibule with an elevator and stairwell access. The ground level would include the lower dwelling unit and two off street parking spaces. One of the spaces would be within an enclosed garage and one space would be a covered carport. The lower unit would total 2,541 square-feet and include two bedrooms, two and one-half bathrooms and the associated living areas. The upper, second level unit would total 2,625 square-feet and consist of three bedrooms, three and one-half bathrooms and the associated living areas. Five off-street parking spaces are split between the lower level garage and the street level. All of the parking is accessed directly from Pescadero Drive which is a 20-foot wide named alley.

All new development is required to be in conformance with the Coastal Bluffs and Beaches Guidelines based on the Sensitive Coastal Bluffs and Environmentally Sensitive Lands regulations. The proposed development, typically, is required to be located at least forty-feet landward from the coastal bluff edge. In this particular case, due to the presence of the bluff the site is constrained and the proposed structure is proposed to be located less than 40 feet from the bluff edge (25 feet) however, all structural support would be located 40 feet from the bluff edge and founded into native materials. No seawall or other erosion prevention measures such as riprap are proposed as a part of this application.

Community Plan Analysis:

The project site is designated for multi-family residential in the Ocean Beach Precise Plan with a

density yield of 25 dwelling units per net residential acre and is subject to the Proposition D thirty foot (30') height limit. The goal of the residential designation is to maintain the existing residential character of Ocean Beach as exemplified by a mixture of small-scale residential building types and styles. The project includes the demolition of two existing detached single-story duplexes and construction of two attached multi-family dwelling units in one 5,166 square foot building. The project proposes to construct two attached dwelling units on the 0.17-acre site will not have a detrimental impact on the community plan designation.

The project site is located on a coastal bluff between the ocean and the first public right-of-way. Surrounding uses include single and multi-family residential with structures extending two and three-stories in height. The proposed demolition and new construction would not adversely affect plan policy that, "Any proposals to develop adjacent to areas where erosion threats exist should be discouraged." The proposal observes a 25 foot building setback from the bluff edge and a 40-foot rear yard structural setback requirement of the Land Development Code designed to protect development of properties on coastal bluffs. The proposed structure foundation is located landward of the 40-foot bluff edge setback though the project includes a 15-foot cantilever seaward of the setback. Since the cantilevered portion of the structure extends over the set back area and will not be supported within the 40-foot setback zone, it was determined by review staff that it will not be subject to nor contribute to significant geologic instability seaward of the 40-foot setback zone. Review staff also considered the historical rate of erosion of the bluff face and determined that the project would not require a coastal protective device/seawall within that time span. The design of the proposal, with its contemporary architecture, fenestration and decks would implement policy in the Community Appearance and Design Element, "To upgrade the physical character of the community."

The Local Coastal Program (LCP) element of the Ocean Beach Precise Plan implements California Coastal Act policies for protection, enhancement and expansion of public visual and physical access to the shoreline. Although physical access points were identified in the community plan, no public view corridors were designated for this purpose when the plan was adopted. The proposal, by preserving open side yard setbacks would also implement the following LCP policy regarding visual access: "That views available from elevated areas and those adjacent to the beaches and ocean be preserved and enhanced wherever possible."

Environmental Analysis:

An environmental initial study prepared in accordance with the California Environmental Quality Act (CEQA) was conducted for the proposed development. Potential adverse impacts to water quality, geology, paleontology and archeology were identified and analyzed during the review process. Mitigated Negative Declaration No. 86511 has been prepared for the proposed development in accordance with the State of California Environmental Quality Act (CEQA) Guidelines and 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.

Historical Resources

According to the City's Historical Resources Sensitivity Map, the site is located in an area with a high potential for subsurface archaeological resources. The project would export approximately 1,064 cubic-yards of cut at depths of up to 12-feet. Due to the quantity of cut and the potential to impact archeological finds on-site, archeological monitoring would be required during grading. In the event that such resources are discovered, excavation would be halted or diverted, to allow recovery, evaluation, and recordation of materials.

Paleontology

The project is located within the Bay Point Formation, which has a high potential for paleontological resources. The project proposes grading quantities of approximately 1,064 cubic yards of cut at depths of up to 12-feet. Due to the grading quantities and the high sensitivity formation, the project does have the potential to impact paleontological resources. As such, a Mitigation, Monitoring and Reporting Program, contained in Section V of the attached Mitigated Negative Declaration, would mitigate potentially significant impacts to paleontological resources to below a level of significance.

A Mitigated Negative Declaration No. 86511 has been prepared for this project in accordance with State CEQA guidelines, and a Mitigation, Monitoring and Reporting Program is required for Archaeological and Paleontological Resources to reduce any potential impacts to a level below significant.

Hydrology/Water Quality

Proper engineering controls and best management practices consisting of Site Design BMPs, Source Control BMPs, Priority Project Category BMPs and Structural Treatment Control BMPs in accordance with the San Diego Municipal Code Chapter 14, Article 2, Division 1 (Grading Regulations) and Division 2 (Storm Water Runoff Control and Drainage Regulations), and Chapter 4, Article 3, Division 3 (Stormwater Management and Discharge Control) would minimize water runoff and soil erosion during excavation/construction activities. Specifically, a condition has been added to the SDP that requires the applicant to incorporate any construction BMPs necessary to comply with Chapter 14, Article 2, Division 1, prior to any construction permits being issued. Additionally, the applicant is conditioned to submit a Water Pollution Control Plan (WPCP) prior to any work being done on the site. The resultant discharge from the site would then be substantially free of pollutants and sediments to the maximum extent practicable. Therefore, permit issuance would preclude a significant impact to Water Quality/Hydrology and no mitigation is required.

Geology

In order to assess the geologic conditions of the site, a Geotechnical Investigation dated February 9, 2007 for 1466-1472 Pescadero Drive was prepared for the project and is summarized below. The project site is located within hazard category 43 which encompasses generally unstable coastal bluffs characterized by locally high erosion rates. The project would be conditioned to construct all of the foundation landward of the 40-foot coastal bluff edge setback. The project is proposing to cantilever the structure over the 40-foot coastal bluff edge setback. The foundation would be properly embedded into the competent native materials. The foundation would not be subject to failure due to the anticipated coastal erosion forces. Since the project would be conditioned to require any part of the foundation to be landward of the 40-foot coastal bluff edge,

permit issuance would preclude a significant impact under CEQA and no mitigation is required.

Conclusion:

Staff has reviewed the proposed development and determined the project is consistent with the recommended land use, design guidelines, and development standards in effect for this site pursuant to the adopted Ocean Beach Precise Plan and Local Coastal Program Addendum, the applicable development regulations of the Land Development Code and the RM-2-4 Zone, and the City of San Diego Progress Guide and General Plan. Staff has determined that the proposed project is designed and engineered in a way that would not be detrimental to the coastal bluff and would be a visual enhancement to the surrounding area. Staff concludes that the deviations requested as a part of the project are minor in scope and contribute to the overall project. Therefore, staff concludes that the applicable findings to approve the project can be affirmed in the positive and recommends the Planning Commission approve the project as conditioned.

ALTERNATIVES:

1. **Approve** Coastal Development Permit No. 274486; Site Development Permit No. 277639 and Planned Development Permit No. 524160 **with modifications; or**
2. **Deny** Coastal Development Permit No. 274486; Site Development Permit No. 277639 and Planned Development Permit No. 524160, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

Mike Westlake
Program Manager
Development Services Department

Patrick Hooper
Project Manager
Development Services Department

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Project Site Plan
6. Project Plans
7. Draft Permit with Conditions

8. Draft Resolution with Findings
9. Community Planning Group Recommendation
10. Ownership Disclosure Form