



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: June 11, 2009 **REPORT NO. PC-09-51**

ATTENTION: Planning Commission, Agenda of June 18, 2009

SUBJECT: OMOHUNDRO RESIDENCE
PROJECT NUMBER: 170812. PROCESS 4.

**OWNER/
APPLICANT:** Scott R. and Jessica M. Omohundro

SUMMARY

Issue(s) - Should the Planning Commission approve the demolition of an existing single family house and the construction of a 2,615 square foot duplex at 818 Allerton Court in the Mission Beach community planning area?

Staff Recommendation: **Approve** Site Development Permit No. 649743, Coastal Development Permit No. 613871 and Variance No. 613956.

Community Planning Group Recommendation - The Mission Beach Precise Planning Board voted twice, 7:0:1 and 4:3:0, on May 19, 2009, on the proposed project on two motions and has a mixed recommendation. The Discussion section of the report will describe the Board recommendation.

Environmental Review - The project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15302 and 15303.

Fiscal Impact Statement - None. All costs are recovered through a deposit account funded by the applicant.

Code Enforcement Impact - None.

Housing Impact Statement - The proposed project would demolish one single family dwelling unit and construct a duplex structure. The increase of one dwelling unit would increase the housing supply in the City of San Diego.

BACKGROUND

The site is designated by the Mission Beach Community Plan for very low density residential development (Attachment 1). The site is located at 818 Allerton Court in the Mission Beach Planned District R-S Zone of the Mission Beach Community Plan area (Attachment 2). The site is presently developed with a single story single family residential structure, a two vehicle garage and landscaping (Attachment 3).

The site is surrounded on all sides by other residential structures. The Pacific Ocean is approximately 1,100 feet to the west and Mission Bay is approximately 300 feet to the east. The site is relatively flat. The high point is approximately 6.19 feet above mean sea level (AMSL) with a low point of approximately 5.12 feet AMSL.

DISCUSSION

Required Approvals

The Omohundro Residence application requires a Site Development Permit for deviations to the Environmentally Sensitive Lands (ESL) regulations, a Coastal Development Permit for development within the Coastal Zone, and a Variance to allow a reduced front yard setback. The project would demolish an existing single family house and construct a 2,615 square foot duplex.

A Site Development Permit is required whenever deviations to the ESL regulations are proposed. The site is located within the Federal Emergency Management Agency Floodways and Floodplains. The project proposes to construct a structure within the flood fringe of a Special Flood Hazard Area (SFHA) for the San Diego River as shown on Flood Insurance Rate Map panel 06073C1613-F. The base flood elevation has been determined to be at six feet above mean sea level (AMSL). All structures, including basements and garages, built within the SFHA is required by the ESL regulations to be constructed with the lowest floor elevated a minimum of two feet above the base flood elevation at that location. This would require the finish floor of the garage and other rooms of the house to be a minimum of two feet or more above the surrounding grade which varies from 5.09 feet AMSL to 6.26 feet AMSL. While the living spaces of the structure would be established at 6.0 feet AMSL, the garage would slope from 6.0 to 5.75 feet AMSL. This does not meet the Environmentally Sensitive Lands regulations and requires a deviation as allowed through a Site Development Permit.

A Coastal Development Permit is required for any development within the Coastal Overlay Zone. The site is located within the City's jurisdiction of the Coastal Overlay Zone.

A Variance from the Mission Beach Planned District regulations is required to allow a reduced front yard setback along a named court. Because the site is bounded by two named courts the property has two front yards, though only one court functions as a pedestrian court while the other functions as an alley. Each of the two named courts, Allerton Court in the front and Asbury Court at the rear, has a front yard setback. Development of the site would require a front yard setback of fifteen feet from each property line rather than a front yard setback from only Allerton

Court and a zero rear yard from an un-named alley which is the norm in Mission Beach. Asbury Court is used by all properties along the northern side of Allerton Court for vehicular access as a vehicular public right-of-way.

Although the norm in Mission Beach is for pedestrian courts to be named, such as Allerton Court, and prohibit vehicular access, Asbury Court is not exclusively for pedestrian use, is used by vehicles and is named rather than an un-named alley. For all intent and purpose, Asbury Court, though named, is an alley. Existing developments along the northern side of Allerton Court maintain garages or parking spaces within the fifteen foot front yard setback of Asbury Court and do not observe a fifteen foot setback. The situation of properties on the northern side of Allerton Court is atypical of properties in Mission Beach and does not apply generally to other properties in the neighborhood or community.

The variance proposes to allow the ground floor of the building to be set back eight feet from the property line and three feet on the subsequent two floors above and along the Asbury Court frontage. If approved the resulting development would be granted a seven foot variance for the first floor and twelve foot variance for the subsequent two floors above and along the Asbury Court frontage. The eight foot setback on the ground floor along the Asbury Court frontage would be consistent with other properties on the northern side of Allerton Court, would still allow an adequate turning movement from Asbury Court into the proposed garage, and would allow the proposed structure to maximize the floor area ratio allowed by the Mission Beach Planned District. The architect for the project has provided a shadow study to illustrate the potential affect of the proposed building on neighboring properties (Attachment 4).

Project Description

The proposed project would demolish an existing structure and construct a 2,615 square foot three-story residential duplex (Attachment 5). Unit A would total 2,013 square feet while Unit B would total 602 square feet. The project would meet the parking requirement by providing four spaces in a tandem orientation. Two spaces would be within the garage and two spaces would be outside adjacent to the building. Both sets of spaces would be in a tandem orientation. The maximum height of the proposed building would be 29'-9" as allowed by the regulations. The structure would include a roof deck, lap siding, powder coated aluminum guard rail system on balconies and roof deck, asphalt class 'A' roof shingles, and sustainable building features.

The sustainable building features would include yet not be limited to: sustainable fiber-cement siding; thermal exterior wall insulation; high-reflectivity paints and stucco; photo voltaic energy generation system to produce no less than fifty percent of the building energy demand; dual-pane low-e glass panel windows; high efficiency lighting and or occupancy sensors in bathrooms and laundry areas; energy star appliances; use of low volatile organic compound (VOC) paints; low VOC emitting adhesives, coatings, carpets, and other finishes; natural cooling and ventilation with operable windows. Landscaping on the site would be accomplished to meet or exceed the minimums of the Mission Beach Planned District regulations.

Community Plan Analysis

The property is located in an area identified as Residential (10 - 40 du/ac) in the Mission Beach Precise Plan (MBPP). The proposed project conforms to the identified land use designation. The proposed project is consistent with the goal of controlling the height and building bulk so that structures in Mission Beach will not have adverse affects on surrounding property, the beaches, and the community in general.

The City of San Diego General Plan Conservation Element contains Climate Change and Sustainable Development Goals and Policies. The proposed plans demonstrate and list the proposed sustainable, clean, and green building and development techniques as well as conservation efforts being employed within the proposed project, in addition the use of energy generating photovoltaic panels. The proposed project has been determined to be consistent with the General Plan.

Environmental Analysis

The proposed activity is exempt from California Environmental Quality Act (CEQA) pursuant to Section 15302 [Replacement or Reconstruction] and 15303 [New Construction or Conversion of Small Structures] of the State CEQA Guidelines.

Community Planning Group Recommendation - The Mission Beach Precise Planning Board voted 7:0:1 and 4:3:0, on May 19, 2009, on the proposed project on two motions and has a mixed recommendation (Attachment 6). The first vote, 7:1:0, is recommending approval of the proposed variance for the first and second story, respectively a variance to allow the ground floor of the building to be set back eight feet from the rear property line and three feet on the second floor from the rear property line along the Asbury Court frontage. The second vote, 4:3:0, is recommending approval of the project with the requirement that the third story wall facing Asbury Court be required to observe a 45 degree sloping setback beginning twenty feet above grade.

Conclusion

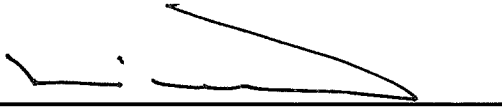
Staff has reviewed the proposed project and all issues identified through that review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project (Attachment 7), and draft conditions of approval (Attachment 8). Staff is recommending the Planning Commission approve the project as proposed.

ALTERNATIVES

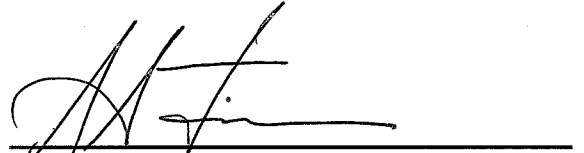
1. **Approve Coastal Development Permit No. 613871, Site Development Permit No. 649743 and Variance No. 613956, with modifications.**

2. **Deny Coastal Development Permit No. 613871, Site Development Permit No. 649743 and Variance No. 613956, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



John S. Fisher
Development Project Manager
Development Services Department

BROUGHTON:JSF

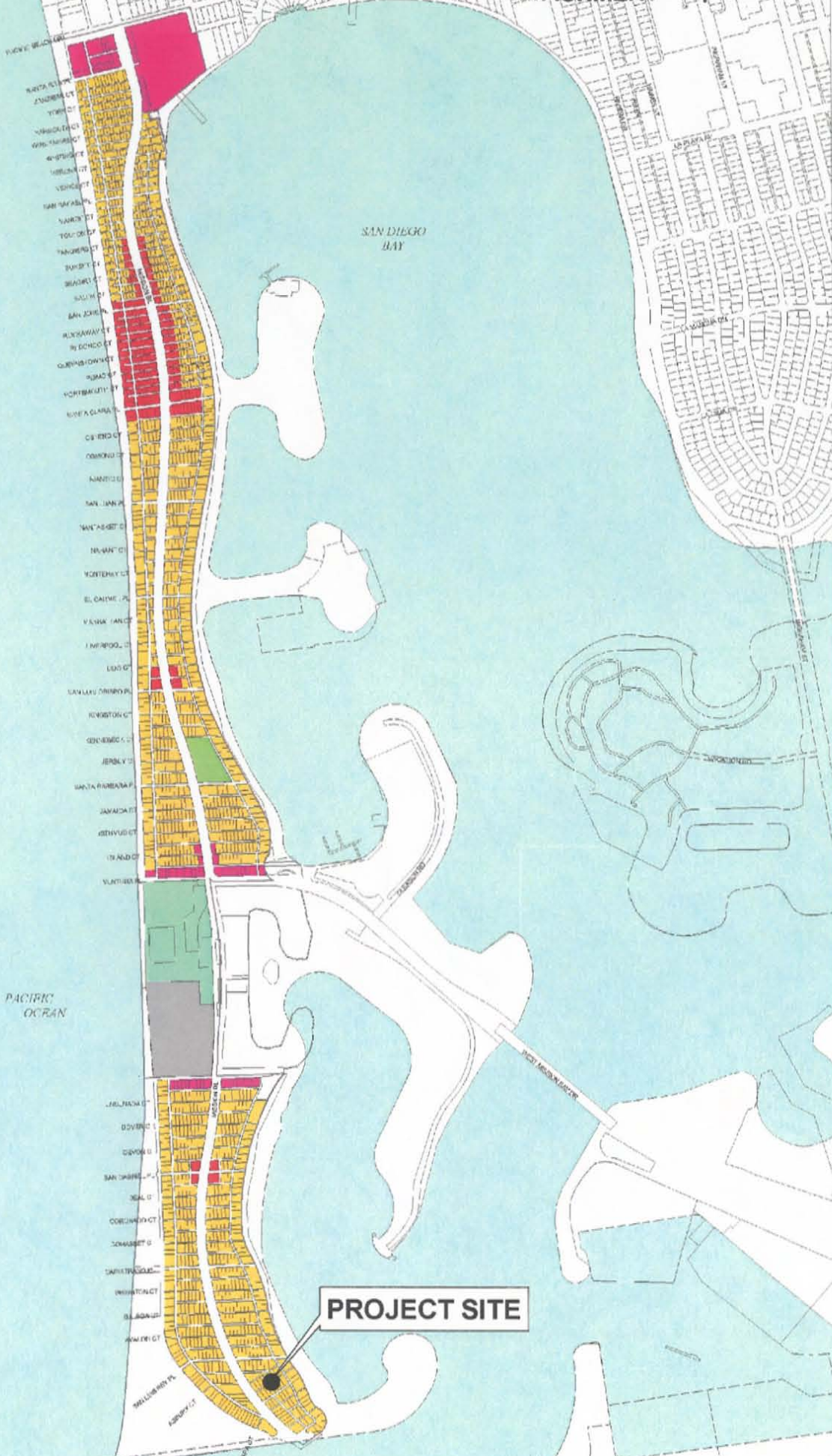
Attachments:

1. Mission Beach Community Plan Land Use Map
2. Aerial Photograph
3. Project Vicinity Map
4. Shadow Study – Proposed Building Effects on Neighboring Properties
5. Project Plans
6. Community Planning Group Recommendation
7. Draft Resolution with Findings
8. Draft Permit with Conditions
9. Ownership Disclosure Statement
10. Project Data Sheet
11. Project Chronology

- LEGEND**
- Residential (36 Units Per Acre)
 - Commercial Recreation
 - Neighborhood Commercial
 - Mission Beach Park (Belmont Park)
 - Parking
 - Schools
 - Community Boundary
 - Boxes of Water



PROJECT SITE



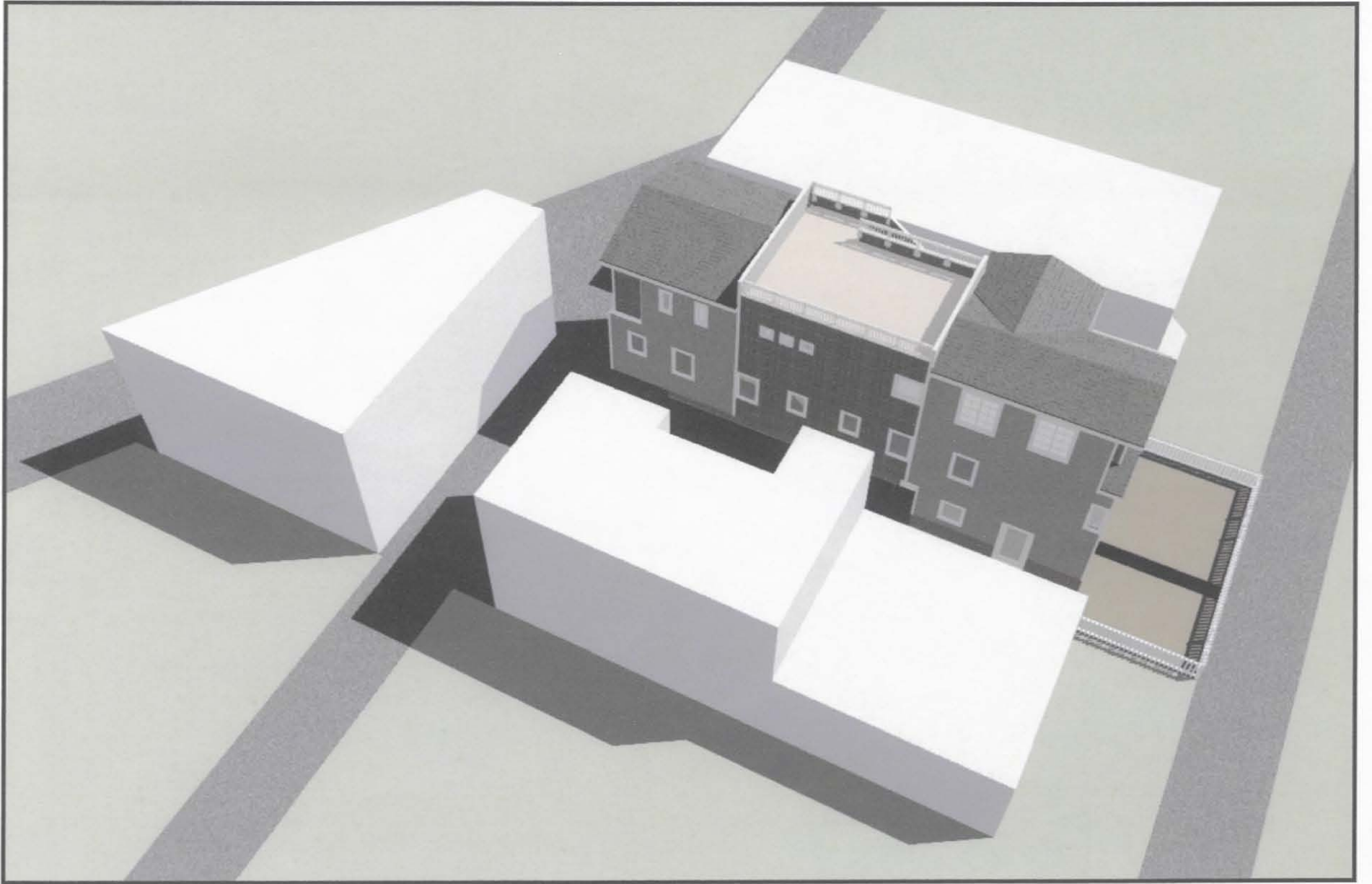






Omohundro Residence

Shadow Study - June 8:00 a.m.



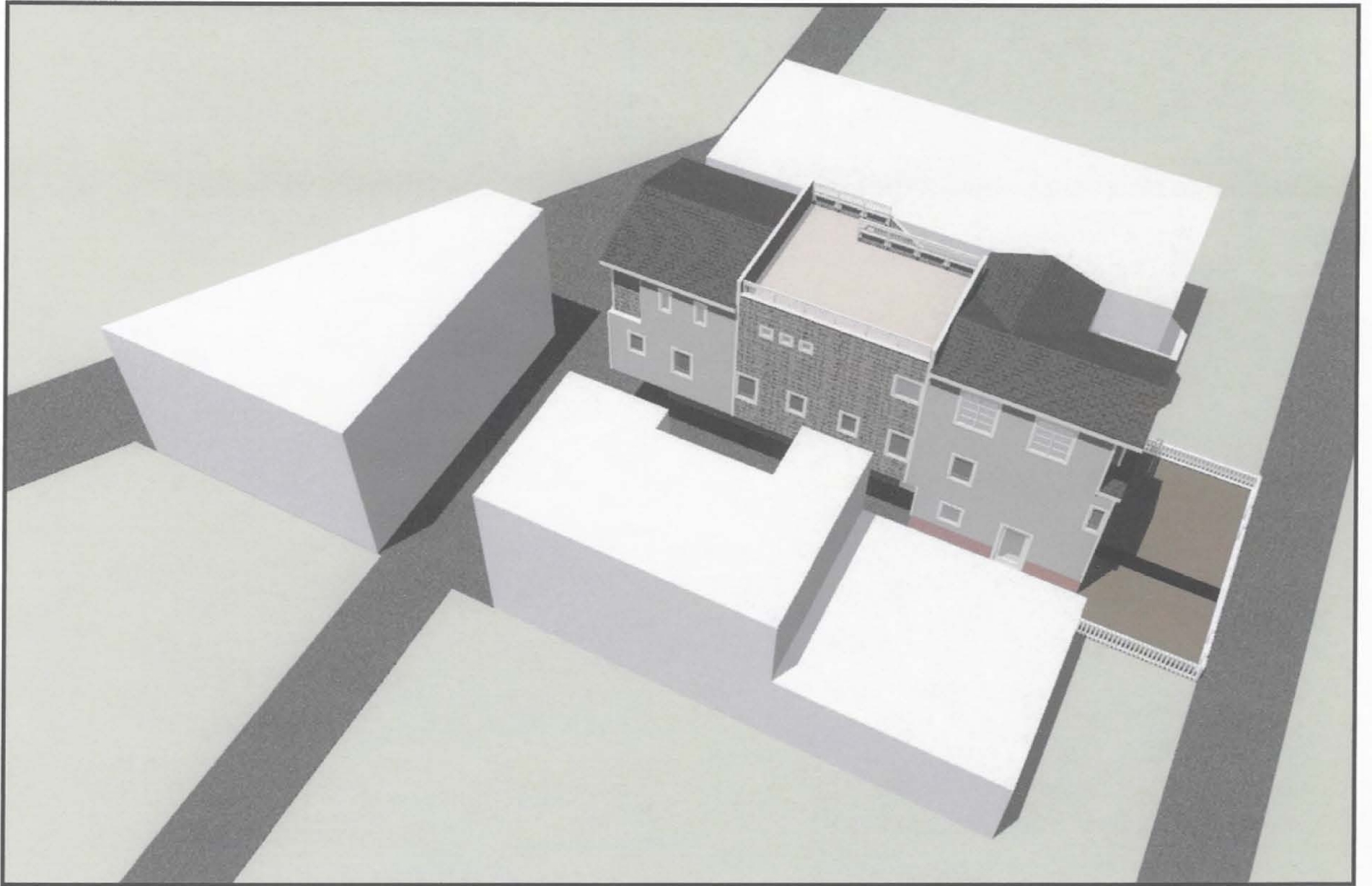
Omohundro Residence

Shadow Study - June 10:00 a.m.



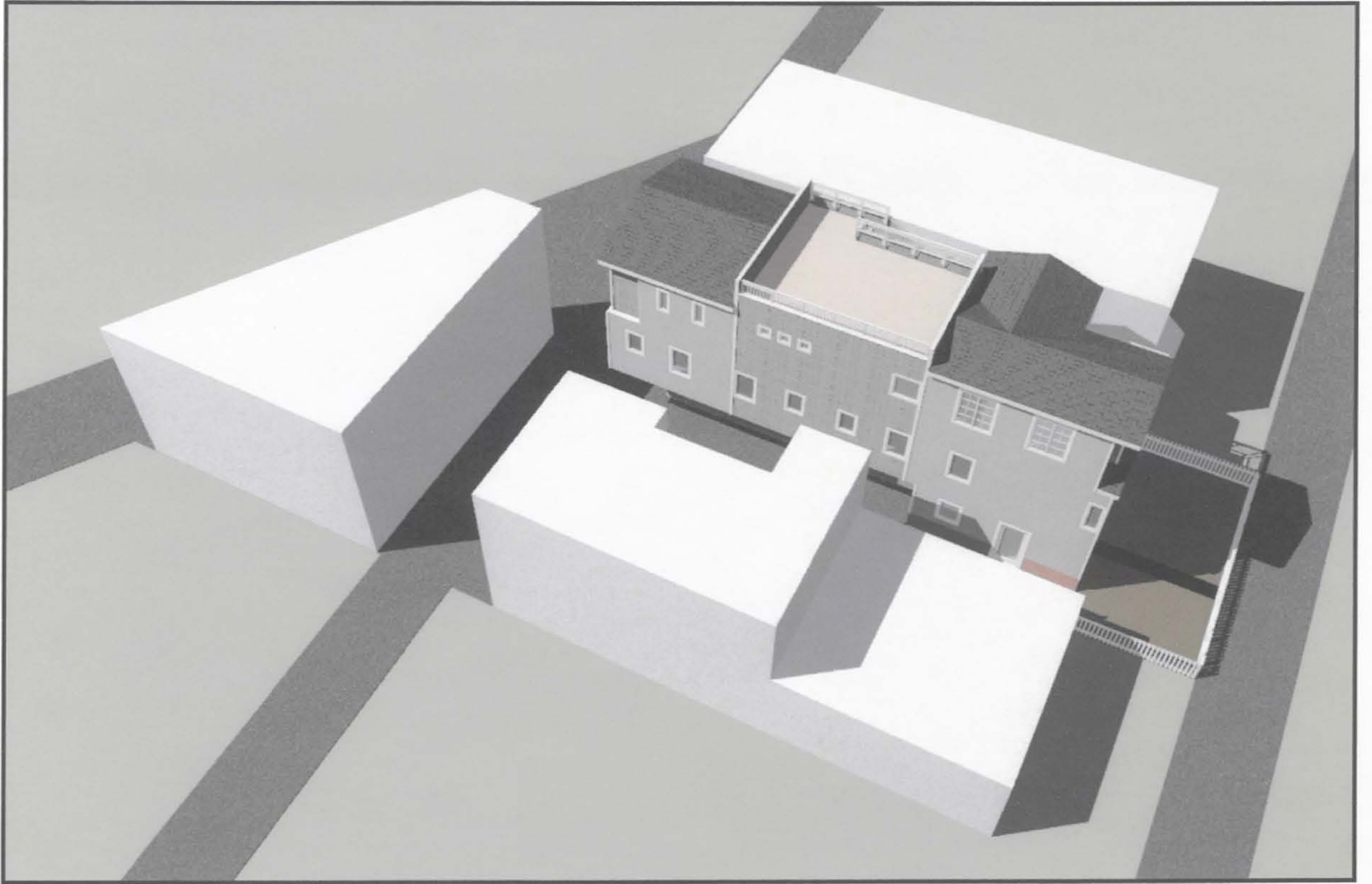
Omohundro Residence

Shadow Study - June 12:00 p.m.



Omohundro Residence

Shadow Study - June 2:00 p.m.



Omohundro Residence

Shadow Study - June 4:00 p.m.



Omohundro Residence

Shadow Study - December 8:00 a.m.



Omohundro Residence

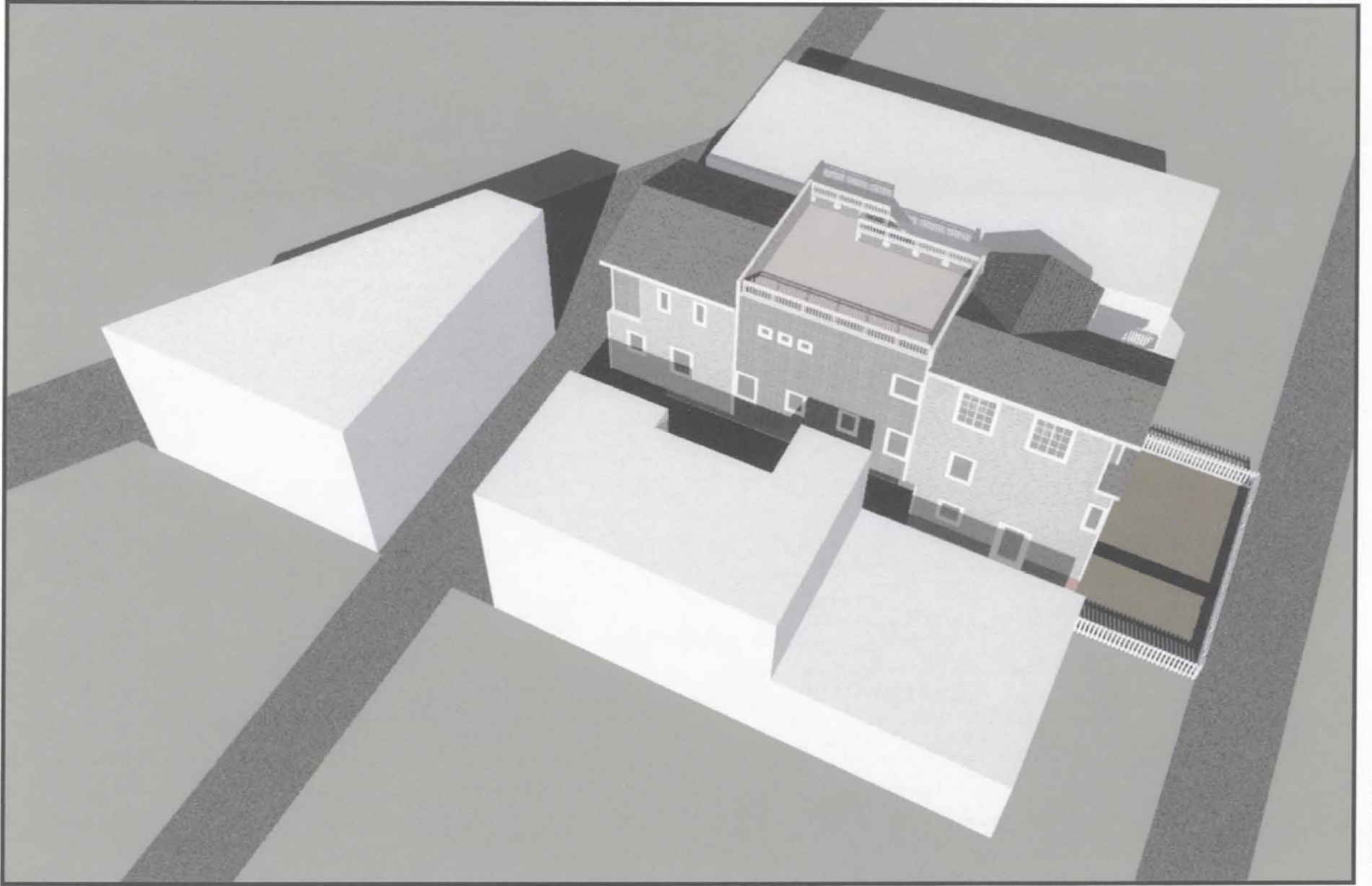
Shadow Study - December 10:00 a.m.

ATTACHMENT



Omohundro Residence

Shadow Study - December 12:00 p.m.



Omohundro Residence

Shadow Study - December 2:00 p.m.



Omohundro Residence

Shadow Study - December 4:00 p.m.