

**CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
M E M O R A N D U M**

DATE: April 27, 2006

TO: Planning Commission

FROM: Derrick Johnson, Development Project Manager

SUBJECT: Costa Del Mar II (Project Number 17013),
Continued from April 20, 2006.

The subject project was originally scheduled for a Process 5 Planning Commission hearing on April 20, 2006. No public testimony was heard on this item. The item was continued by the Planning Commission until May 11, 2006. The project was continued to allow for the proper distribution of the Mitigated Negative Declaration.

All applicable dates within the Planning Commission packet will be modified in the final version following action of the City Council.

A re-print of the report for the subject project is provided.

DATE ISSUED: April 14, 2006

REPORT NO. PC-06-132

ATTENTION: Planning Commission, Agenda of April 20, 2006

SUBJECT: COSTA DEL MAR II - PROJECT NO. 17013
PROCESS 5

APPLICANT: Leon Pearl Family Trust (Attachment 12)

SUMMARY

Issue(s): Should the Planning Commission recommend approval to the City Council of a Rezone from AR- 1 to AR-1- 2 and OC-1-1, Local Coastal Plan Amendment, Tentative Map, Planned Development Permit, Coastal Development Permit, Site Development Permit, Neighborhood Use Permit and Design Guidelines?

Staff Recommendation:

1. Recommend to the City Council Certification of Mitigated Negative Declaration No. 17013 and Adopt the Mitigation, Monitoring, and Reporting Program; and
2. Recommend to the City Council Approval of Rezone No. 35893, Local Coastal Plan Amendment, Tentative Map No. 35892, Planned Development Permit No. 38591, Coastal Development Permit No. 38589, Site Development Permit No. 38590, Neighborhood Use Permit No. 295570 and Design Guidelines.

Community Planning Group Recommendation:

The Carmel Valley Community Planning Board on January 25, 2006 voted to recommend approval of the proposed project subject to conditions (Attachment 11).

Environmental Review: A Mitigated Negative Declaration No. 17013 has been prepared for the project in accordance with state of California Environmental Quality Act (CEQA) guidelines. 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 with this action. All costs associated with the processing of this project are paid by the applicant.

Housing Impact Statement: This project will provide four additional residential lots on a site with one existing home. The proposed density is consistent with the density of the surrounding neighborhood. No units affordable by low and moderate income households are proposed by this project.

BACKGROUND

Existing Conditions

The project site is located at the northern terminus of Arroyo Sorrento Place and is zoned AR-1 (Agricultural-Residential) (Attachment 1). The majority of the property is within the Coastal Overlay Zone. The proposed project site is surrounded by low density residential development to the south and east, the San Diego Jewish Academy to the north and the Multi-Habitat Preserve Area to the north and west (Attachment 3).

Existing development on the site is limited to an existing single family residence and three corrals in the southeast portion of the site. The project site contains steep slopes and sensitive habitat. Approximately 3.52 acres of the 10.22 acre site is within the Multi-Habitat Planning Area (MHPA).

Required Approvals

The Costa Del Mar II proposal requires several actions to implement the project. These approvals are as follows: a request to rezone the property from AR-1 -1 to AR-1-2 and OC-1-1 (Attachment 4); a Tentative Map to subdivide the 10.22 acre site into five separate parcels; a Planned Development Permit to allow access to Lots 2, 3, 4, and 5 via a private driveway over a proposed access easement on Lot 1; a Site Development Permit in accordance with the Environmentally Sensitive Lands Regulations; the project site is within the Coastal Overlay Zone and requires a Coastal Development Permit and a Local Coastal Program Amendment; a Neighborhood Use Permit is required to allow guest quarters to be built on site and lastly the adoption of the proposed Design Guidelines for the future development of single family structures.

DISCUSSION

Community Plan Analysis

The project occupies a hilltop site within Carmel Valley Neighborhood 8b, also referred to as the

Arroyo Sorrento neighborhood. The site is designated for Very Low density residential development and open space conservation by the 1975 Carmel Valley Community Plan, the City's adopted land use plan for this area. The Community Plan allows a density range between one and five dwelling units per acre within this land use designation. The Community Plan land uses for Neighborhood 8b were later modified as a result of the City's adoption of the Multiple Species Conservation Program. The open space boundary was adjusted to conform to the boundaries of the MSCP preserve and the residentially designated areas were redesignated to Rural Residential, a land use designation considered more characteristic of the existing neighborhood. A density of up to one dwelling unit per acre may be supported within areas designated as Rural Residential.

The proposed five-lot residential subdivision is within the one dwelling unit per acre density range. The proposed rezone to AR-1-2 for the portion of the property that will be developed residentially is consistent with the Rural Residential density. The development pattern proposed with this project is consistent with the development pattern of the surrounding area which includes custom homes on large lots, 1-acre minimum, within a semi-rural setting. The project also proposes to conserve open space on the remainder of the site through a rezone from AR-1-1 to OC-1-1, Open Space Conservation. The area proposed to be rezoned to OC-1-1 includes areas within the MSCP preserve as well as additional natural areas designated as Rural Residential.

Community Planning Group Conditions

The Carmel Valley Community Planning Board on January 25, 2006 voted to recommend approval of the proposed project subject to five conditions specific to this site (Attachment 11):

1. The maximum elevations within the building pad of each graded lot shall not exceed the maximum elevation of the existing landform within each lot as generally depicted on the proposed grading plan, Exhibit "A." *The applicant has voluntarily agreed to incorporate this recommendation into their project and the condition has been added to the permit as condition No. 21.*
2. The total size of structures enclosed on two or more sides within each lot shall not exceed the maximum number of square feet shown for each lot on Ex. "a" dated April 20, 2006. *The applicant has voluntarily agreed to incorporate this recommendation into their project and the condition has been added to the permit as condition No. 22.*
3. All open space to be conserved by the tentative map, including areas inside and outside the MHPA, shall be placed within a conservation easement. *The applicant has voluntarily agreed to incorporate this recommendation into their project and the condition has been added to the permit as condition No. 23.*
4. All water quality control structures and improvements shall be placed within the usable lot area and outside open space areas protected by the conversation easement. *The applicant has voluntarily agreed to incorporate this recommendation into their project*

and the condition has been added to the permit as condition No. 24.

5. All water quality control structures and improvements shall be permanently sized and maintained to avoid of site impacts to adjacent properties and public drainage facilities. *The applicant has voluntarily agreed to incorporate this recommendation into their project and the condition has been added to the permit as condition No. 25.*

Project Description

The project proposes the subdivision of an existing 10.22-acre site to create five residential lots. The five proposed lots would range in size from 1.52 to 2.8 acres (Attachment No. 5). All structures would be a maximum of two stories or thirty feet in height.

The existing single family residence will not be demolished and would be located on the future 2.8-acre Lot 1. The remaining lot sizes would be as follows: 1.52 acres for Lot 2; 1.64 acres for Lot 3; 1.69 acres for Lot 4 and 2.57 acres for Lot 5. Each lot would provide a minimum of two parking spaces on site.

The proposed project includes the adoption of Design Guidelines for the future development of custom homes. The future structures would range in size from 4,500 square feet to 14,000 square feet (Attachment 6). Prior to submitting an application for a building permit on any lot, the Owner/Permittee would be required to submit an application for a Process Two, Substantial Conformance Review (SCR) (Attachment 7, Condition No. 15). The SCR will be used to determine conformance with the terms of this permit and the Design Guidelines, the approved Exhibit "A," the Community Design Guidelines and all other relevant development requirements of the Carmel Valley Community Plan. The purpose of the SCR is not to make or allow minor modifications to the project, but to confirm the proposed site development of each lot would be consistent with the terms and conditions of the permits, Carmel Valley Community Plan and the Design Guidelines.

The project would include the recordation of a non-building easement on 2.16 acres of the project site. The non-building easement would prevent future development in this area and allow for a future pedestrian trail identified in the Carmel Valley Community Plan.

Planned Development Permit Deviation

Rather than providing the legal frontage and access to the proposed lots as required by the regulations, the applicant has applied for a Planned Development Permit to allow deviations for the proposed design. Through the Planned Development Permit process, the necessary legal frontage may be served through an access easement over Lot 1. The project is requesting a deviation to allow access to Lots 2, 3, 4 and 5 via a private driveway. The private driveway will be located at the northern terminus of Arroyo Sorrento Place. Access to Lot 1 would be via the cul de-sac at Arroyo Sorrento Place and not require the deviation granted to Lots 2, 3, 4 and 5.

Staff supports the deviation to allow greater flexibility in the design of the project. Staff has determined the deviation would result in a superior design and reduces impacts to environmentally sensitive steep slopes. The project would not adversely affect and is consistent with the Land Use Element and Purpose and Intent of the Carmel Valley Community Plan.

Design Guidelines

Design Guidelines have been prepared for the Costa Del Mar II project to establish the design concepts for development of the site (Attachment 8). The design guidelines will cover all five lots. The guidelines are flexible to allow basic variations on the style and character of development on each parcel within the limits of the Land Development Code. The Design Guidelines specify architectural characteristics and styles designed to ensure a quality development compatible with the community.

The Guidelines address several areas of concern: the architectural theme, building scale and massing; building envelopes and setbacks; materials; fencing and wall heights; surface drainage; architectural accents; accessory structures; lighting; color and material palettes; landscaping, recreational facilities, guest quarters and implementation. Architectural styles encouraged through implementation of the design guidelines are Spanish Colonial, French Country, and California Monterey. The Spanish Colonial will feature decorative chimney caps, stucco finishes, thickened bases, tile roofs, patios with fountains, French doors, colonnade with arched openings, vented plaster grills, decorative wrought iron and decorative picture windows with ceramic tile insets. The French Country will feature an articulated chimney cap, stone rustication, broken eave lines, hipped roof bay, tile roofs, central rotunda mass, carved out entries, carriage lamps, half arch shutters, half timber accents, brick base and grouped windows. The California Monterey will feature simple chimney mass, cantilevered wood balconies, gable vents, tile roofs or shingles, French doors, decorative windows, pediment head casing, flanking shutters, wood railing and decorative windows. These styles are identified with the unique lifestyles of country/estate living. Garage doors and parking would be appropriately screened. Windows would be compatible with design of the structure. Window types and styles would be consistent on all elevations.

Grading/Steep Slopes

The design of the project has been revised several times by the applicant to reduce impacts to sensitive steep slopes, biological resources and to create a grading concept compatible with the existing topographic character of the site. The steep slopes existing on the project site would be preserved to enhance the rural character of the area. The proposed grading has been designed to minimize the environmental and visual impact of the future homes. All manufactured slopes would be planted with native plant species to maintain the rural character. The applicant has designed the grading of the pads to step up the hillside and to have split level pads which are characteristic of other existing homes in the neighborhood. Currently, 5.85 acres or approximately 57 percent of the project site is graded. An additional 0.46 acres of grading is

proposed, resulting in 6.31 acres of total grading. Approximately 10,000 cubic yards of cut and 25,000 cubic yards of fill are proposed, with an export amount of 15,000 cubic yards.

Environmental Analysis

The environmental review process for the proposed project included an evaluation of several areas of interest: Paleontological Resources; Biological Resources; and Hydrology/Water Quality. These areas of interest were evaluated by City staff and have been documented in Mitigated Negative Declaration (MND) No. 17103.

The project site is underlain by the Linda Vista, Scripps, Bay Point, and Torrey Sandstone formations which have a potential for paleontology resources. Due to the high resource sensitivity of the formations a qualified Paleontologist or Paleontological Monitor must be present during all excavations exceeding ten feet in depth or grading previously undisturbed formations.

The project would be required to retain a qualified biologist to assure protection of the California gnatcatcher habitat and to guarantee construction activities do not encroach beyond the limits of disturbance as shown on the approved Exhibit "A." All lighting adjacent to the MHPA would be shielded and use unidirectional, low pressure sodium illumination and would be directed away from preserve areas using appropriate placement and shields.

Pollutants of concern generated by this development would be sediments, nutrients, trash, debris, oil, grass, bacteria and pesticides. The proposed permanent Best Management Practices would be grass lined swales, landscaping and desiltation catch basins. The individual homeowners would be responsible for the maintenance of the Best Management Practices. A Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan is required to ensure that runoff from the development will not contribute to erosion. Grass-lined swales, detention basins, and rip-rap energy dissipaters would be constructed to reduce sediment and pollution.

The proposed design would retain the visual characteristics of the topography and structural scale of the neighborhood. The draft permit and tentative map resolution include conditions which address City requirements for the proposed project. City staff has determined the proposed project is consistent with the purpose and intent of these regulations and the proposed rezone.

CONCLUSION

The Development Services and Planning Departments have reviewed the proposed project and determined that, with the exception of the proposed deviations, the project meets all relevant regulations and polices in effect for this site. Staff supports the proposed project as evidenced by the draft resolution of approval (Attachment 10) and conditions of approval contained in the draft permit (Attachment 7). Staff is requesting the Planning Commission recommend approval of the proposed project to the City Council.

ALTERNATIVES

1. Recommend to the City Council APPROX of Rezone No. 35893, Local Coastal Plan Amendment, Tentative Map 35892, Planned Development Permit 38591, Coastal Development Permit No. 38589, Site Development Permit No. 38590, Neighborhood Use Permit No. 295570 and Design Guidelines with modifications.
2. Recommend to the City Council DENIAL of Rezone No. 35893, Local Coastal Plan Amendment, Tentative Map 35892, Planned Development Permit 38591, Coastal Development Permit No. 38589, Site Development Permit No. 38590, Neighborhood Use Permit No. 295570 and Design Guidelines, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

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Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Rezone - B sheet
5. Draft Tentative Map
6. Project Site Plans
7. Draft Permit with Conditions
8. Design Guidelines
9. Tentative Map Resolution
10. Draft Resolution with Findings
11. Community Planning Group Recommendation

12. Ownership Disclosure Statement
13. Rezone Ordinance
14. Project Data Sheet
15. Project Chronology