

**DATE ISSUED:** May 11, 2006                      REPORT NO. PC-06-145

**ATTENTION:** Planning Commission, Agenda of May 18, 2006

**SUBJECT:** PARKVIEW - PROJECT NO. 71242 PROCESS 5

**OWNER:** CASEY DEVELOPMENT INC. (Attachment 10)

**APPLICANT:** Cory Casey

**SUMMARY**

**Issue(s):** - Should the Planning Commission recommend approval to the City Council of a Planned Development Permit, Tentative Map, and a Public Right-of-Way Vacation to construct 11 detached single family dwellings with attached garages on a 1.57 acre lot?

**Staff Recommendations:**

1.     **RECOMMEND** the City Council approve Planned Development Permit No. 221897 (Attachment 7).
2.     **RECOMMEND** the City Council approve Tentative Map No. 221903 and Public Right-of-Way Vacation No. 222110, with conditions (Attachment 9).

**Community Planning Group Recommendation:** On October 5, 2005, the Otay Mesa-Nestor Community Planning Committee voted 12-0-0 to recommend approval of the project (Attachment 10).

**Environmental Review** The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, 15332(k), In-fill Development Project.

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

**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** The residential designation within the Otay Mesa-Nestor Community Plan allows a maximum of 11 homes to be constructed on the proposed site. The designation characterizes almost two-thirds of the Otay Mesa-Nestor community, and is typified by conventional single-family detached units on lots that are 5000 to 6000 square feet. The proposed project's use does not adversely affect the goals and objectives of the community plan. This proposed project is required to comply with the inclusionary housing requirements, which are conditions of the proposed Tentative Map and Planned Development Permit (Attachment 6). The applicant has chosen to pay in-lieu fees due at the issuance of a building permit in place of providing Affordable Units on-site in accordance with the City's Inclusionary Housing Ordinance.

## **BACKGROUND**

The 1.57 acre site is located at 1222 Saturn Boulevard in the RS-1-7 zone within the Otay Mesa-Nestor Community Planning area south of Coronado Avenue and north of Lieder Drive. The property is located on one parcel designated Residential with a density range of 5-10 dwelling units per acre (Attachment 2). The surrounding area is developed with single family homes to the east and south, single family homes and Emory Elementary School to the north and the South Bay Recreation Center and Mar Vista Junior High to the west. The site has been disturbed and is currently developed with a single story, single family dwelling and detached garage. No environmentally sensitive lands exist on the site.

A Tentative Map is required in accordance with San Diego Municipal Code section 125.0440 to subdivide the single lot into 11 parcels.

A Planned Development Permit is required to allow for a deviation to lot standards including a reduction to lot frontage, lot area, and lot width for nine of the 11 lots.

A Public Right-of-Way Vacation to vacate a portion of the Yodel Lane cul-de-sac is required to create a street width dimension that is consistent with the street connection of Yodel Lane to Switzerland Drive.

## **DISCUSSION**

### **Project Description**

The project proposes the development of 11 single family homes on individual lots. The site is a remnant parcel of land located between established subdivisions. The shape of the lot is asymmetrical with Yodel Lane ending in a cul-de-sac adjacent to the east side of the property, Switzerland Drive terminating into the lot on the south and an existing lot with an existing residence to the north. The lot contains an existing single family home with a detached garage. The proposed homes will be two stories and average 2,464 square feet in size each constructed on lots averaging 5,591 square feet each. The existing subdivision to the east and south consists

of one and two story single family dwellings averaging in lot size of 5,300 square feet each and containing homes averaging 2,100 square feet each.

The project also proposes to connect Yodel Lane and Switzerland Drive through a dedication across the project site to give access to the newly created lots and existing residence. The cul-de-sac at the end of Yodel Lane will no longer be needed and will be vacated with this action. The unused portion of the cul-de-sac is to become part of the adjacent lots in the form of front yards.

**Project-Related Issues:**

*Deviations:*

The proposed project is requesting a deviation from the development standards regulating newly created lots in the form of lot area, street frontage, and lot width. The deviations were analyzed by staff to determine consistency with the goals and recommendations of the community plan and the purpose and intent of the Planned Development Permit ordinance. Staff has concluded that the proposed deviations will not adversely affect the Progress Guide and General Plan and the Otay Mesa-Nestor Community Plan and that they are minor deviations as allowed by the Planned Development Permit. The following are the proposed deviations:

<b>Lot Area</b>		
<b>Lot#</b>	<b>Proposed Area</b>	<b>Required Area</b>
1	4,700 square feet	5,000 square feet
2	4,700 square feet	5,000 square feet
3	4,700 square feet	5,000 square feet
4	4,448 square feet	5,000 square feet
5	4,665 square feet	5,000 square feet

<b>Street Frontage</b>		
<b>Lot#</b>	<b>Proposed Area</b>	<b>Required Area</b>
1	47 linear feet	50 linear feet
2	47 linear feet	50 linear feet
3	47 linear feet	50 linear feet
4	47 linear feet	50 linear feet
5	42 linear feet	50 linear feet
7	21 linear feet	50 linear feet
9	46 linear feet	50 linear feet
10	44 linear feet	50 linear feet

<b>Lot Width</b>		
<b>Lots</b>	<b>Proposed Area</b>	<b>Required Area</b>
1	47 linear feet	50 linear feet
2	47 linear feet	50 linear feet
3	47 linear feet	50 linear feet
4	47 linear feet	50 linear feet

Staff is in support of the deviations. The site has unusual circumstances which are not of the making of the applicant. The unusual shape of the lot has created hardship conditions and site constraints. If the lot were built in strict conformance with the underlying zone, the property would yield only five single family homes instead of the 11 which the underlying zone and community plan allow. The connection of Yodel Lane and Switzerland Drive will be in the form of a curved street. The reduced frontage due to the street connection is consistent with other properties that end in a cul-de-sac.

The proposed development is consistent with the design standards of the Planned Development Permit ordinance which requires a comparative analysis of the surrounding development, open space requirements and conformance to the community plan. The project proposes to provide open space in excess of what is required for each of the proposed lots. The average open space area will be 2,790 square feet where 1,500 square feet is required. The open space will be in the form of front and back yards. The proposed bulk and scale of the homes and lot sizes are consistent with the existing subdivision to the east and south. The existing subdivision consist of one and two story, single family dwellings with an average lot size of 5,300 square feet and containing homes averaging 2,100 square feet. The proposed subdivision will have an average lot size of 5,591 square feet and an average home size of 2,164 square feet in area.

The associated Planned Development Permit allows flexibility in the application of development regulations for projects where strict application of the base zone development regulations would restrict design options and result in a less desirable project. Staff can support the proposed deviation as the project conforms to the Otay Mesa-Nestor Community Plan through sensitive design practices. The proposed project is consistent in density with adjacent subdivision by providing one dwelling per lot. In addition, the project is proposing an infill design that will incorporate architectural elements that are characteristic of the existing developments in the neighborhood by providing pitched roofs and off-setting plans.

In terms of project benefits, the proposed project is consistent with the purpose and intent of the Planned Development Permit Ordinance by incorporating the design criteria for residential developments and providing open space in excess of what is required. The project will provide additional housing stock for the community. The project is anticipated to visually enhance the site and neighborhood by constructing 11 single family homes providing four and five bedrooms and two-car garages each. The homes will be constructed with pitch concrete tile roofs, dual glazed vinyl windows, rear and side yard fencing, Mediterranean themed architectural exteriors, recessed openings, and decorative eaves and shutters. The proposed street trees and landscape

will be consistent with the adjacent single family homes. In addition, the project would result in the connection of Yodel Lane and Switzerland Drive. This will increase street connectivity enhancing pedestrian walkability within the neighborhood.

The project is providing infill development on a remnant, irregularly shaped parcel. Minor deviations to the lot standards have been incorporated into the project design to achieve the allowable density. The project has incorporated additional requirements such as excess open space with each home in accordance with the Planned Development Permit regulations and has been determined to be consistent with the Planned Development Ordinance. Therefore, the proposed development is appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

***Public Right-of-Way Vacation:***

The project requires the Public Right-of-Way Vacation of a portion of Yodel Lane. The existing street contains active public utilities in the form of an underground telephone communication facility. The facility will be relocated and reserved as a result of the vacation. The remaining portion of Yodel Lane will be extended and connected to Switzerland Drive, thus creating a through street. Staff do not anticipate any future use of this street. The vacation will assist in facilitating the development of 11 new residences, consistent with the existing zoning and community plan, therefore, the public will benefit through the improved use of the land.

**CONCLUSION:**

Staff has reviewed the proposed project and has determined the project is in conformance with all applicable sections of the San Diego Municipal Code Sections. Staff has concluded that the proposed deviations will not adversely affect the Progress Guide, the General Plan, and the Otay Mesa-Nestor Community Plan. Staff has determined the required findings can be supported as the project meets the applicable San Diego Municipal Code requirements regulating single-dwelling development, staff recommends approval of the project as proposed.

**Alternatives**

1. **Recommend Approval** to the City Council of Planned Development No. 221897, Tentative Map No. 221903, and Public Right-of-Way Vacation No. 222110.
2. **Recommend Denial** to the City Council of Planned Development No. 221897, Tentative Map No. 221903, and Public Right-of-Way Vacation No. 222110.

**Respectfully submitted,**

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**Jeff Strohminger**  
**Acting Deputy Director, Customer Support**  
**And Information Division**  
**Development Services Department**

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**William Zounes**  
**Customer Support and**  
**Information Division**  
**Development Services Department**

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plan
6. Building Elevations
7. Draft Permit with Conditions
8. Draft Permit Resolution with Findings
9. Draft Tentative Map and Public Right-Of-Way Resolutions and Conditions
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Chronology
13. Existing Conditions Plan
14. Street Dedication Plan