



**THE CITY OF SAN DIEGO**

**M E M O R A N D U M**

DATE: December 14, 2020

TO: City of San Diego Planning Commission

FROM: Tim Daly, Assistant Deputy Director, Development Services Department/Project Management Section, MS-501 *TD*

SUBJECT: Planning Commission Agenda Item No. 1, Planning Commission Report No. PC-20-065, Arroyo Sorrento TM - Project No. 61068; Report Correction

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Please see the subject's attached corrected Planning Commission Report No. PC-20-065, page 3, first paragraph, with strikeout/underline format to reflect the actual requested deviation for the Project.

Should you have any questions, please contact me at (619) 446-5356 or email [tpdaly@sandiego.gov](mailto:tpdaly@sandiego.gov).  
Thank you,

Tim Daly  
Assistant Deputy Director

CC:

- File
- Planning Commission Legislative Recorder
- Office of the City Attorney



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: December 10, 2020 REPORT NO. PC-20-065

HEARING DATE: December 17, 2020

SUBJECT: Arroyo Sorrento TM, Process Four Decision

PROJECT NUMBER: [610681](#)

OWNER/APPLICANT: Jil Frederick, Owner and Omega Engineering Consultants, Applicant

### SUMMARY

Issue: Should the Planning Commission approve the subdivision of an existing developed residential lot to create a second lot and construct an additional single dwelling unit and companion unit on a 2.33-acre site located at 3790 Arroyo Sorrento Road within the Carmel Valley Community Plan area?

### Staff Recommendations:

1. ADOPT Mitigated Negative Declaration No. 610681 and Mitigation, Monitoring, and Reporting Program (MMRP); and
2. APPROVE Coastal Development Permit No. 2166958, Planned Development Permit No. 2306696, Site Development Permit No. 2489729, and Tentative Map No. 2166975.

Community Planning Group Recommendation: On June 27, 2019, the Carmel Valley Community Planning Board voted 8-0-0 to recommend approval of the project with no recommendations or conditions (Attachment 7).

Environmental Review: [Mitigated Negative Declaration \(MND\) No. 610681](#) has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and would be implemented with this project to reduce all of the potential impacts to Cultural Resources (Archaeology) and Tribal Cultural Resources to below a level of significance.

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

Code Enforcement Impact: None with this action.

Housing Impact Statement: The 2.33-acre site is located at 3790 Arroyo Sorrento Road and is designated Spaced Rural Residential (1 DU/AC) in Neighborhood 8/8b of the Carmel Valley Community Plan (Community Plan), and subject to the AR-1-2 zoning requirements. The project proposes two single dwelling units, resulting in an overall density of 2 du/ac. The site is currently developed with an existing single dwelling unit, so this project would result in two new permanent single dwelling units. The applicant has opted to pay an Inclusionary Affordable Housing fee to meet their affordable housing requirements, as allowed by the San Diego Municipal Code (SDMC) Section [142.1304](#).

## BACKGROUND

The 2.33-acre site is located at 3790 Arroyo Sorrento Road, east of Carmel Country Road, west of Interstate-5, south of State Route-56, and north of Carmel Mountain Road, and is designated Spaced Rural Residential (1 DU/AC) in Neighborhood 8/8b of the Carmel Valley Community Plan (Community Plan). The Arroyo Sorrento Project (Project) is subject to the AR-1-2 zoning requirements and located in the Coastal Overlay (Non-appealable Area 1) and Transit Priority Area Overlay Zones.

The Project site is currently developed with an existing 2,888 square-foot, two-story single dwelling unit built in 1979 on the northern portion of the lot with associated hardscape and landscape features, and concrete driveway pad. The south portion of the lot, fronting Arroyo Sorrento Road, is developed with a sand volleyball court, trailer, retaining walls, and landscape features. The graded three-terraced topography has elevation ranges between 98 feet above mean sea level (amsl) at the southwest corner of the lot to approximately 189 feet amsl at the northwest corner of the lot.

The Project is located in a residential area of similar residential development and is not within the City's Multi-Habitat Planning Area (MHPA), coastal First Public Roadway, does not contain any physical coastal accessway that is legally used by the public or any proposed public accessway identified in the Community Plan, and is not located within protected public views to and along the ocean and other scenic coastal areas as specified in Community Plan.

## DISCUSSION

### Project Description:

The Project proposes to subdivide the existing developed 2.33-acre parcel lot into two parcels: Parcel 1, with an existing 2,888 square-foot, single dwelling unit to remain on the 1.304-acre parcel lot; and Parcel 2, with the construction of a new two-story, 3,328 square-foot, single dwelling unit and a separate single-story, 900 square-foot companion unit on the 1.025 parcel lot.

Project implementation would require the removal of the existing sand volleyball court, existing sand volleyball court, trailer shed, retaining walls, and undeveloped features that will be removed with the construction of the new residence and companion unit on Parcel 2. Approximately 0.5-acres

of the Project site, predominately on Parcel 2, would be graded. Approximately 369 cubic yards (CY) of cut at a maximum depth of 9 feet, with 332 CY used as fill material on-site. The remaining 170 CY of fill would be exported off-site to other construction sites nearby.

A deviation is requested ~~from the AR-1-2 Base Zone regulations to create a flag shaped rear lot, Parcel 1, with reduced street yard frontage of approximately 30 feet in which 100 feet is required, for two retaining walls that would exceed the 10-foot retaining wall height standard, with maximum heights of 26 feet, and lengths of 460 feet and 560 feet. A deviation is also requested for development encroachment into steep hillsides.~~ The deviations are discussed in more detail in the Deviation Section of this report.

The new two-story, 3,328 square-foot, single dwelling unit and 900 square-foot companion unit on Parcel 2 shall consist of the following:

- Single Dwelling Unit
  - Two-story, 3,328 square feet;
  - Three bedrooms and three and half bathrooms;
  - Kitchen, two offices, wet bar, living room spaces, porches;
  - 1,036 square feet, three car garage;
  - 28'- 9" Maximum structure height; and
  - Meets all SDMC Table 131-03C, Development Regulations for Agricultural Zones (Setbacks, Lot, Min. Floor Area, Height, etc...).
- Companion Unit
  - Single story, 900 square feet;
  - One bedroom and one bath;
  - Kitchen, living room, covered patio;
  - 648 square feet, two car garage; and
  - 17'-11" Maximum structure height.

All landscape and irrigation within the project site would conform to the standards of the City of San Diego (City) landscape regulations and the Land Development Manual Landscape Standards.

The Project is located in a Very High Fire Severity Zone, in a residential neighborhood with similar development. The Project would provide defensible space from a wildfire by complying with the City's Brush Management Plan (SDMC section 142.0412). Brush Management for Parcel 1 for Zone One shall extend from the face of west, north, and east sides of the existing residential structure to the outer edge of irrigated area of paving ranging in width from 35 feet to 80 feet. A corresponding Zone Two shall extend from the outer edge of Zone One to the west and north property lines and as shown on the plan to the northwest and east ranging in width from 43 feet to 0 feet. Based upon on the previous conforming structure, a small portion of Zone Two shall extend on the open space to the west ranging in width 0 feet to 25 feet.

Brush Management for Parcel 2 for Zone One shall extend from the west face of the new residential structure to the outer edge of irrigated area ranging in width from 20 feet to 80 feet. A corresponding Zone Two shall extend from the outer edge of Zone One to the west property line ranging in width

from 40 feet to 0 feet. Due to the lack of full Brush Management Zone, alternative compliance shall be required as a conditions of the permit to include upgraded dual glazed and dual tempered panes.

Required Approvals:

- Coastal Development Permit (CDP) – A CDP is required for the coastal development within the coastal overlay zone to subdivide the premise and construct a new single dwelling unit;
- Planned Development Permit (PDP) – A PDP is required to allow for the deviation from the AR-1-2 Base Zone regulations to create a flag shaped rear lot, Parcel 1, with reduced street yard frontage of approximately 30 feet in which 100 feet is required;
- Site Development Permit (SDP) – The project site contains Environmental Sensitive Lands (ESL) in the form of disturbed biological resources on the premise, but will not be impacted by the development; and
- Tentative Map (TM) – A TM is proposed to subdivide the existing single lot into two lots

General Plan/Community Plan Analysis:

The Project is consistent with the General Plan and the Community Plan. The Project site is designated Spaced Rural Residential (1 DU/AC) in Neighborhood 8/8b of the Community Plan, and subject to the AR-1-2 zoning requirements. The existing 2.33-acre site can support two dwelling units and is consistent with the land use density range.

The proposed project is consistent with the General Plan's Land Use Element, which includes policy guidance to provide a variety of housing types and sizes and to provide linkages to and from housing through a well-defined pedestrian network. The proposed project is within a quarter of a mile of a transit stop, which is consistent with the General Plan's policy to increase supply of housing units in proximity to transit.

Environmental Analysis:

The project site is located outside of Multi-Habitat Planning Area (MHPA) boundaries. A Biological Resource Letter Report (BLR) was prepared by Ryan Quilley (September 15, 2018) for the Project. The report analyzed the impacts of the proposed project on the biological resources located in the vicinity of the project. The BLR indicated that MHPA lands do not exist onsite but are adjacent north of the site, and away from the proposed development, and that the site contains 1.5-acres of developed lands, disturbed land, ornamental landscaping. Additionally, the site contains 0.13-acres of Coastal sage scrub and 0.02-acres of Southern mixed chaparral, but from the survey it was determined that both were very disturbed and located outside of the development footprint. Therefore, the Project would not directly impact any biological resources, and no mitigation would be required.

A Cultural Resources Survey and Report for the Project was prepared by Laguna Mountain Environmental Inc., January 2019, and summarized that even though there were no cultural

resources present in the project area, and no artifacts or other cultural material were observed, the southern portion of the project area included alluvial soils which could have the potential to contain any unknown buried resources. As such, an archaeological and Native American monitor must be present during all grading activities in order to reduce any potential impacts.

A MMRP, as detailed within Section V of the Project's MND No. 610681, would be implemented to reduce impacts related to Historical Resources (archaeology) to below a level of significance and has been made a condition of the project.

Deviation:

The applicant has requested deviations from the applicable development regulations with the approval of a PDP in accordance with SDMC Section 126.0602(b)(1), provided that findings can be affirmed and the deviations result in a more desirable project. The following table is a list of the requested project deviations:

Deviations Summary			
Deviation	Deviation from SDMC	Allowed/Required	Proposed
<b>Street Frontage</b>	Table 131-03C	100 feet	Lot 1 (Flag pole shape), 30 feet

The Project proposes to subdivide the existing 2.33-acre parcel lot into two parcels: Parcel 1, with an existing single dwelling unit to remain on the 1.304-acre parcel lot; and Parcel 2, with the construction of a new single dwelling unit and companion unit on the 1.025 parcel lot. The development includes a request to deviate from the street frontage requirement for the newly created Parcel 1. The requested deviation to create a lot with less than the required street frontage is appropriate for this project as site access to Parcel 1 can be assured through the approximately 30 feet of street frontage provided, as shown on Tentative Map No. 2166975.

The existing parcel lot has approximately 288 linear feet of street frontage and the deviation will allow the Project to be able to achieve minimum unit density of one Dwelling Unit (du) per acre for each lot created and provide for the minimum lot dimensions for Parcel 2, as required by AR-1-2 Base Zone. The deviation is appropriate and will result in a more desirable project with additional housing in the community that efficiently utilizes the 2.33-acre site, with an existing single dwelling unit, and creates an additional single dwelling unit within a residential area, consistent with the land use plan while meeting the purpose and intent of the development regulations.

CONCLUSION

With the approval of the requested deviations, the proposed development meets all applicable regulations and policy documents. Staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted Community Plan, the SDMC, and the General Plan. Therefore, Staff can support the draft findings and recommends the Planning Commission to approve the Project.

## ALTERNATIVES

1. ADOPT MND No. 610681 and MMRP; and APPROVE Coastal Development Permit No. 2166958, Planned Development Permit No. 2306696, Site Development Permit No. 2489729, and Tentative Map No. 2166975 with modifications;
2. DO NOT ADOPT MND No. 610681 and MMRP; and DENY Coastal Development Permit No. 2166958, Planned Development Permit No. 2306696, Site Development Permit No. 2489729, and Tentative Map No. 2166975, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Tim Daly  
Assistant Deputy Director  
Development Services Department

LOWE/TPD

Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Environmental Resolution with MMRP
5. Draft Permit Resolution and Conditions
6. Draft Map Resolution and Conditions
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Site Plans