

Houghton - Berry Remodel / Replacement Home

City of San Diego Hearing Officer

6 September 2023
9:00 AM
City Hall
202 C Street
San Diego, Calif 92101
12th Floor

MCINERNEY + ASSOCIATES
Peninsula Presentations

6 September 2023



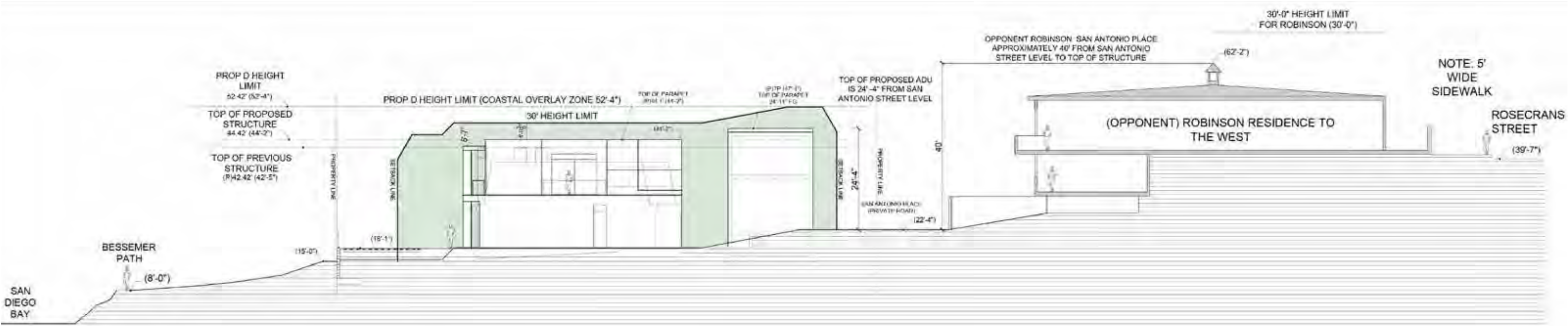
The Site Location

The site is located 17' below Rosecrans Street and slopes from an elevation of 21'4" down to the bay.

Pink- Private Road (San Antonio Place)
821 San Antonio Place
Yellow Dot- opponents

Cross Section through
Rosecrans Street to
Bessemer Path / San Diego
Bay

The light green shows the 30' height
limit and allowable development area.





(Opponent) Palmer
House

(Opponent) Robinson
House

(Opponent) Behner
House (Below)

(Opponent) Dillon
House

View along Rosecrans Street looking east towards San Diego Bay showing properties
directly west of 821 San Antonio

Neighborhood Character

The Houghton Berry Home is proposed to be set amongst an eclectic and varied group of existing residential two and three story structures.



Houses Along San Antonio Place (Public Road)



Houses Along San Antonio Place (Public Road) 3 Levels



Houses Along San Antonio Place (Public Road) 3 Levels



Houses Along San Antonio Place (Public Road)



Houses Along San Antonio Place (Private Road)



Houses Along San Antonio Place (Private Road)



Houses Along San Antonio Place - (Opponent) Palmer House - (Private Road) - 3 Levels



Houses Along San Antonio Place - (Opponent) Robinson House - (Private Road) - 2-1/2 Levels



(Opponent) Dillon House on Rosecrans Street

View From the Bessemer Path looking west- 3 Level House- 30' tall



Bayfront Houses adjacent to Bessemer Path and San Diego Bay



Bayfront Houses adjacent to Bessemer Path and San Diego Bay



Bayfront Houses adjacent to Bessemer Path and San Diego Bay



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Bayfront Houses adjacent to Bessemer Path and San Diego Bay



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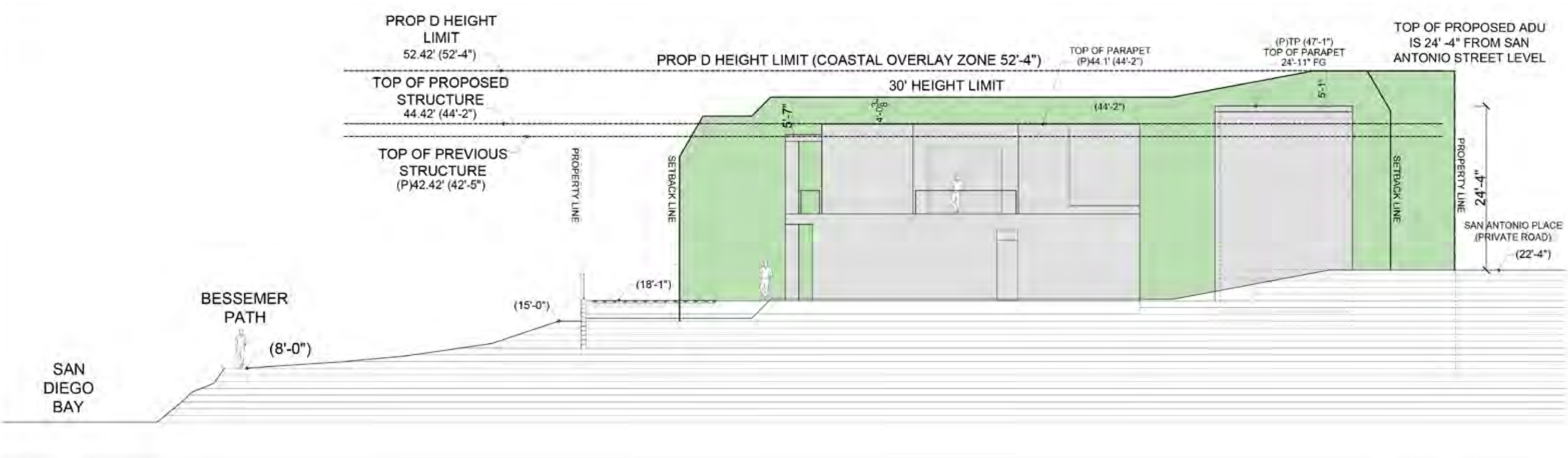
Bayfront Houses adjacent to Bessemer Path and San Diego Bay



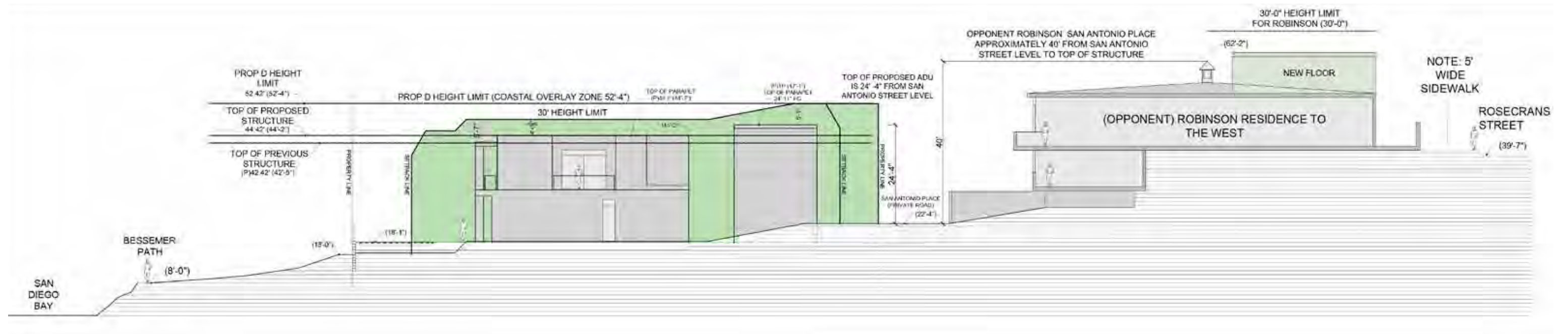
Bayfront Houses adjacent to Bessemer Path and San Diego Bay

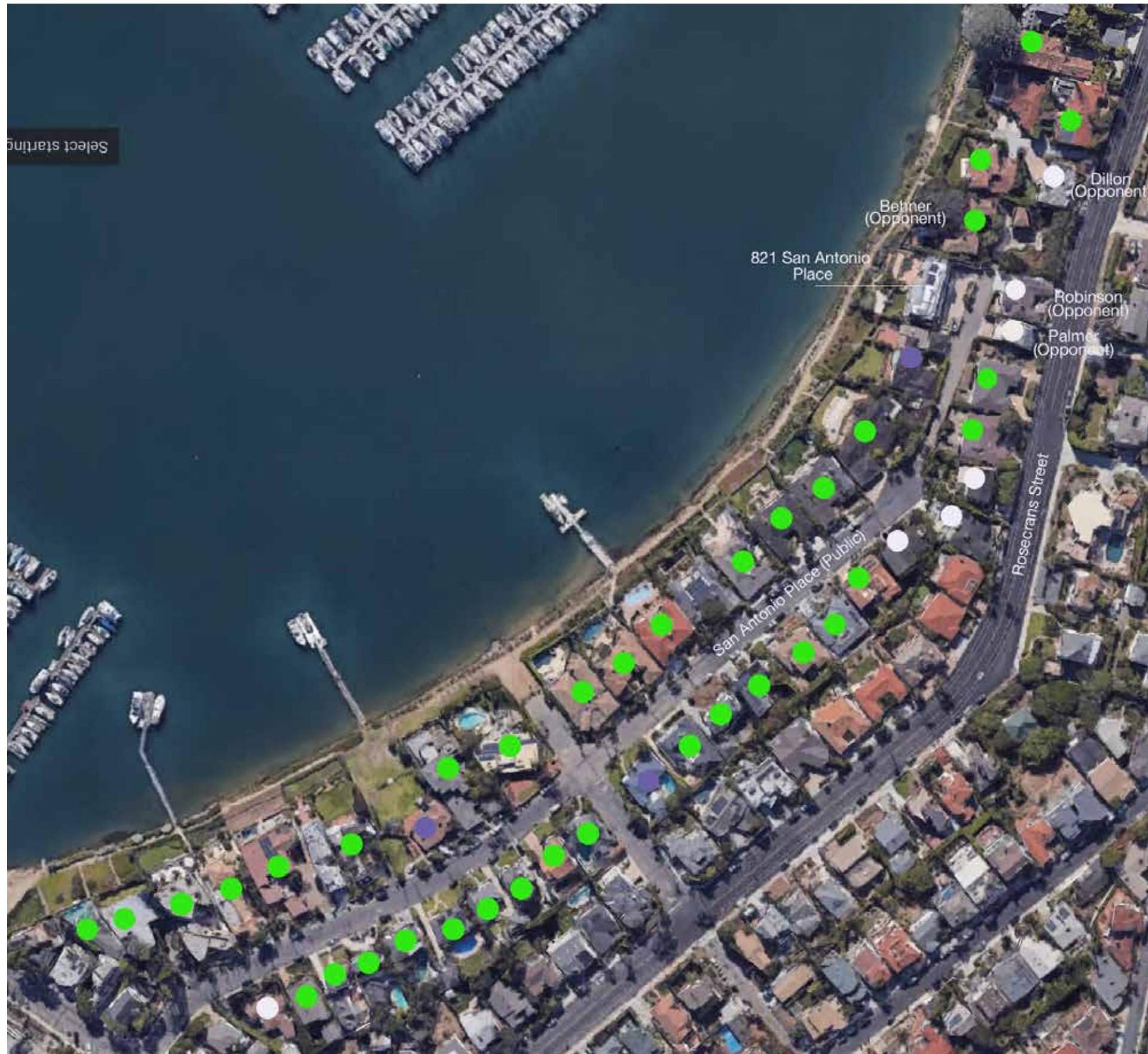
Cross Section through 821 San Antonio

The grey tone identifies the existing / proposed structures. The light green shows the 30' height limit / allowable development envelope



Cross Section through Rosecrans Street to Bessemer Path





Survey of Structures that Identifies Number of Floors

A survey of the properties that immediately surround 821 San Antonio Place reveals that most residences are arranged over two - three levels

Purple Dot- mostly 1 Level
 Green Dot- mostly 2 levels
 White Dot- mostly 3 Levels

Summary
 43 of 48 of the depicted properties are 2-3 levels

Aerial view of the Neighboring houses along San Antonio Place
 (Public and Private)

300' Foot Radius Property Assessment

Address		Gross Lot Area	Sq Feet	GLA/FAR		Year Built		Opponents
855 San Antonio		10,424	5,333	51%	6 Bed / 6.5 Ba	1956	House Larger than .49 FAR	
851 San Antonio		5,950	3,136	53%	4 Bed / 3 Ba	1948	House Larger than .49 FAR	
845 San Antonio		14,802	3,096	21%	4 Bed / 4 Ba	1951		
812 San Antonio		3,215	2,982	93%	4 Bed / 4.5 Ba	2012	House Larger than .49 FAR	Palmer House
809 San Antonio		18,800	4,065	22%	2 Bed / 2 Ba	1949		Behner / Stiefel House
808 San Antonio		5,397	3,411	63%	3 Bed / 3 Ba	1980	House Larger than .49 FAR	Robinson House
850 San Antonio		5,439	3,198	59%	5 Bed / 3 Ba	1964		
821 San Antonio		12,455	6,115	49%	4 Bed / 4 Ba	1950	Subject Property	
827 Rosecrans		9,309	3,529	38%	3 Bed / 4 Ba	1951		
829 Rosecrans		8,258	3,573	43%	5 Bed / 4 Ba	1973		
833 Rosecrans		7,214	3,527	49%	3 Bed / 4 Ba	1938		
845 Rosecrans		6,164	3,716	60%	2 Bed / 4 Ba	1959	House Larger than .49 FAR	
849 Rosecrans		5,184	3,000	58%	4 Bed / 4 Ba	1950	House Larger than .49 FAR	
3004 Kona Way		17,031	6,395	38%	7 Bed / 5.5 Ba	2005		
3015 Kona Way		10,367	4,434	43%	4 Bed / 4.5 Ba	1977		
820 Rosecrans		13,599	2,608	19%	2 Bed / 2 Ba	1954		
804 Rosecrans		10,646	3,252	31%	4 Bed / 3 Ba	1950		
826 Rosecrans		22,651	5,500	24%	6 Bed / 4.5 Ba	1956		
776 Rosecrans		11,700	3,021	26%	3 Bed / 2 Ba	1952		
766 Rosecrans		17,197	3,296	19%	3 Bed / 4 Ba	1953		
744 Rosecrans		13,804	4,721	34%	4 Bed / 4 Ba	1951		
767 Rosecrans		8,342	4,990	60%	3 Bed / 4 Ba	2004	House Larger than .49 FAR	Dillon / James House
751 Rosecrans		5,178	3,290	64%	3 Bed / 3 Ba	1938	House Larger than .49 FAR	
747 Rosecrans		5,454	3,916	72%	4 Bed / 3 Ba	1938	House Larger than .49 FAR	
755 Rosecrans		7,677	2,452	32%	4 Bed / 3 Ba	1957		
741 Rosecrans		9,283	4,173	45%	3 Bed / 3 Ba	1998		

Neighborhood Vicinity FAR / Bulk and Scale

Noted properties are within 300' radius of project site.

Light Green- Homes over 43% FAR
Light Blue- Opponents Homes

15 out of 26 houses have a FAR higher than .43

The FAR calculations do not include the ADU



Allegation that the proposed Home is too close to Bessemer Path

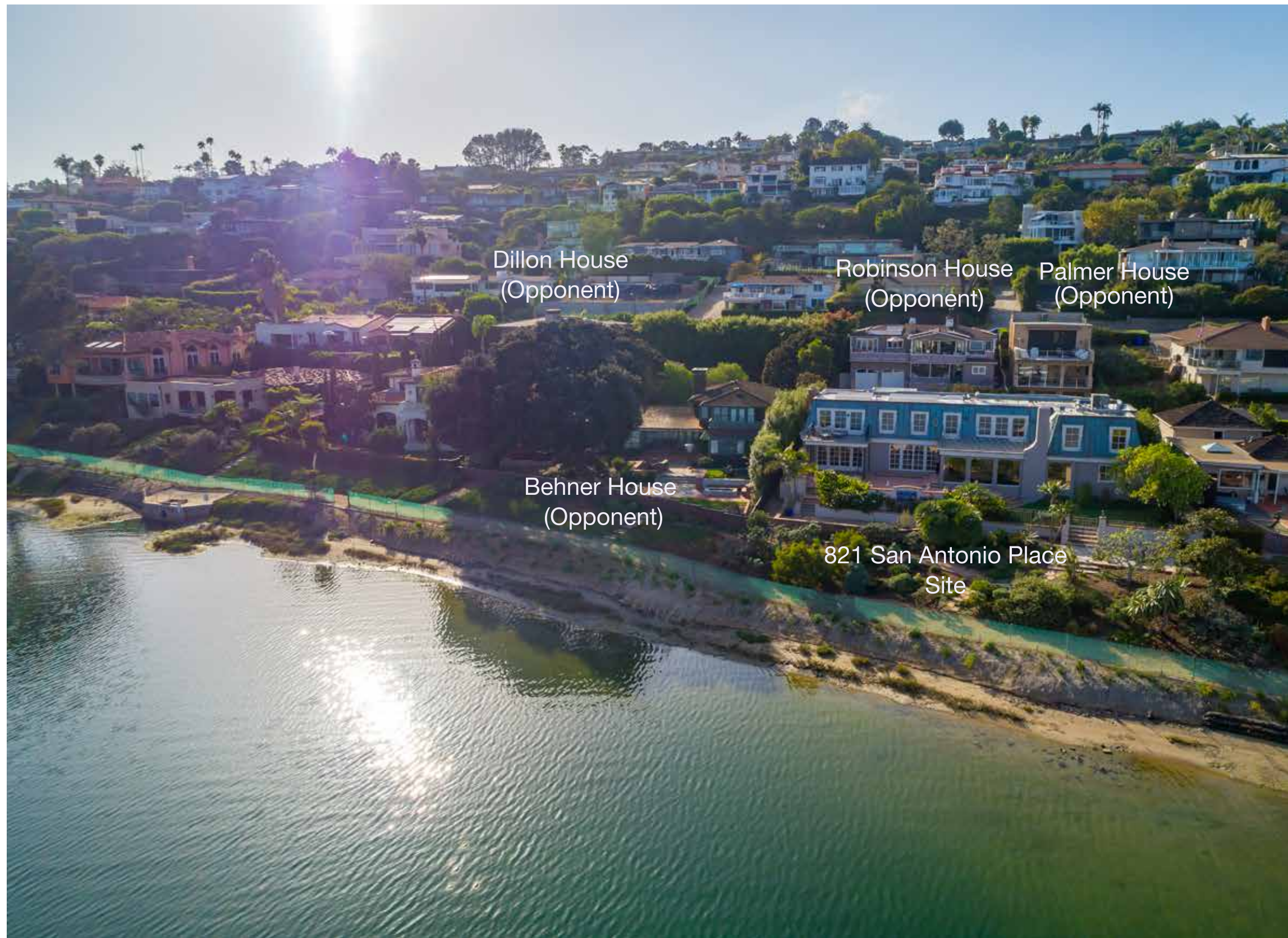
The following are approximate distances between the Bessemer Path and the rear facade of the existing structures.

- 741 - 50'-3"
- 755 - 49'-10"
- 765 - 67'-4"
- 809 - 61'-2"
- 821 - 80'-0" (821 San Antonio)**
- 845 - 80'-0"
- 851 - 80'-0"
- 855 - 70'-3"
- 865 - 74'-4"
- 869 - 80'-1"
- 871 - 75'-8"
- 873 - 83'-6"

The range is between 50'-0" to 83'-6"
The proposed home is 80'-0" from Bessemer Path

Green Dots indicate existing houses that are closer to Bessemer Path than 821 San Antonio Place

Bayfront Houses adjacent to Bessemer Path and San Diego Bay



Aerial Image of previous home at 821 San Antonio Place

Note adjacent large 3-story homes immediately to the west

Note stepping of taller structures beyond which ascend the topographic slope up to Rosecrans Street.

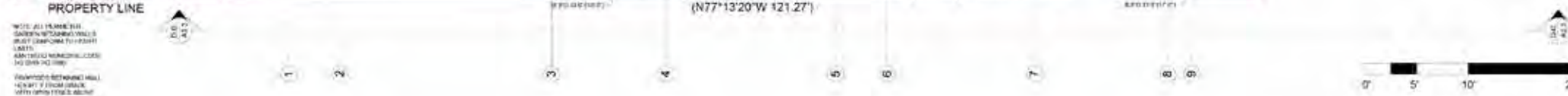


Previous home as viewed from San Antonio Place (Private Road)

The pink tone identifies the required setbacks - front / side and rear



The pink tone identifies the required setbacks - front / side and rear

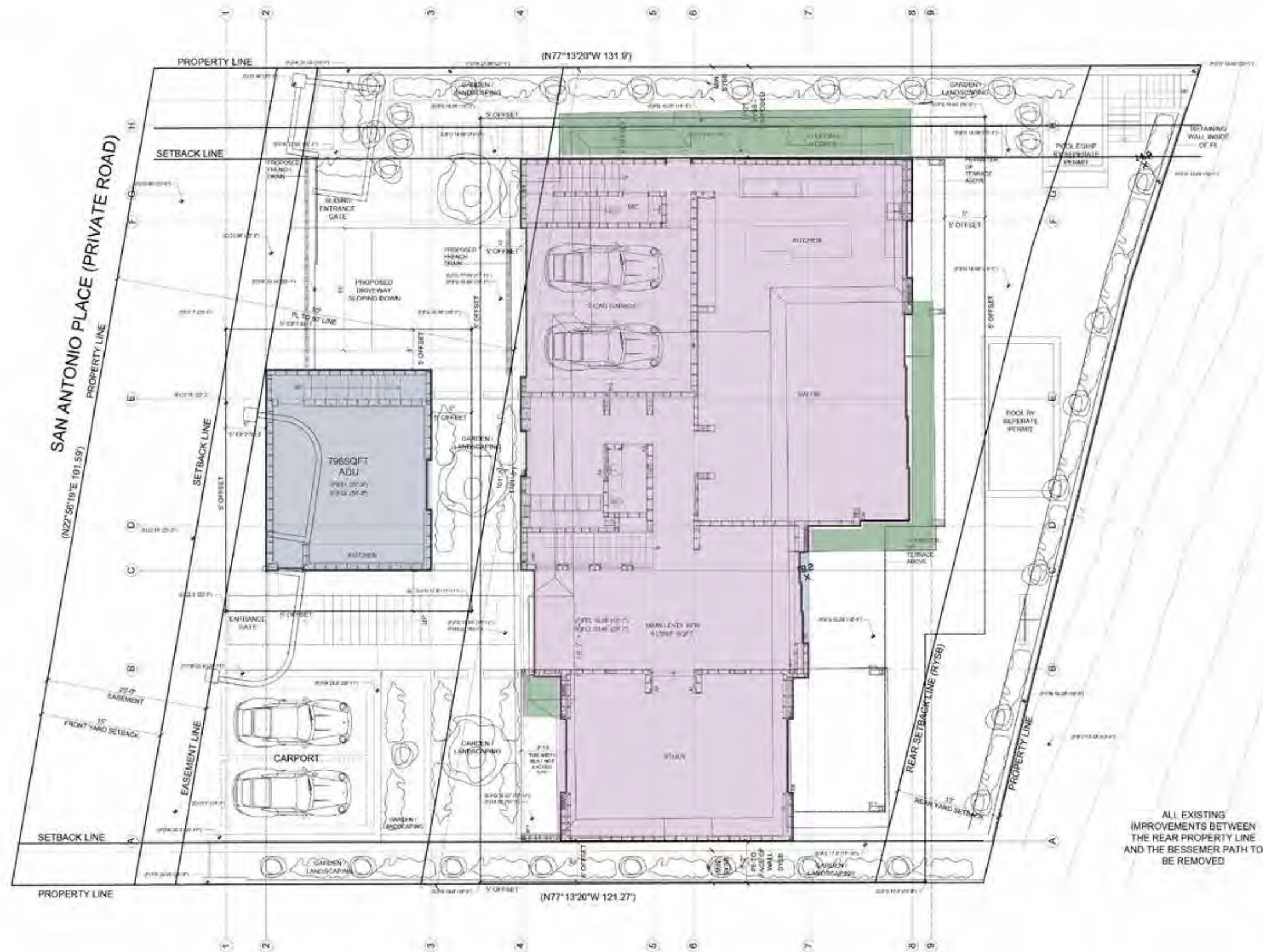


Site Plan showing Upper Level and Setbacks

Proposed Home

This is the lower level plan showing the existing structure overlaid with the proposed home.

Pink- existing / proposed structural envelope to be retained
 Blue- proposed structural envelope to be added
 Green- existing envelope to be removed



Lower Level Plan

Proposed Structure

This is the upper plan showing the existing structure overlaid with the proposed home.

Pink- existing / proposed structural envelope to be retained
 Blue- proposed structural envelope to be added
 Green- existing envelope to be removed

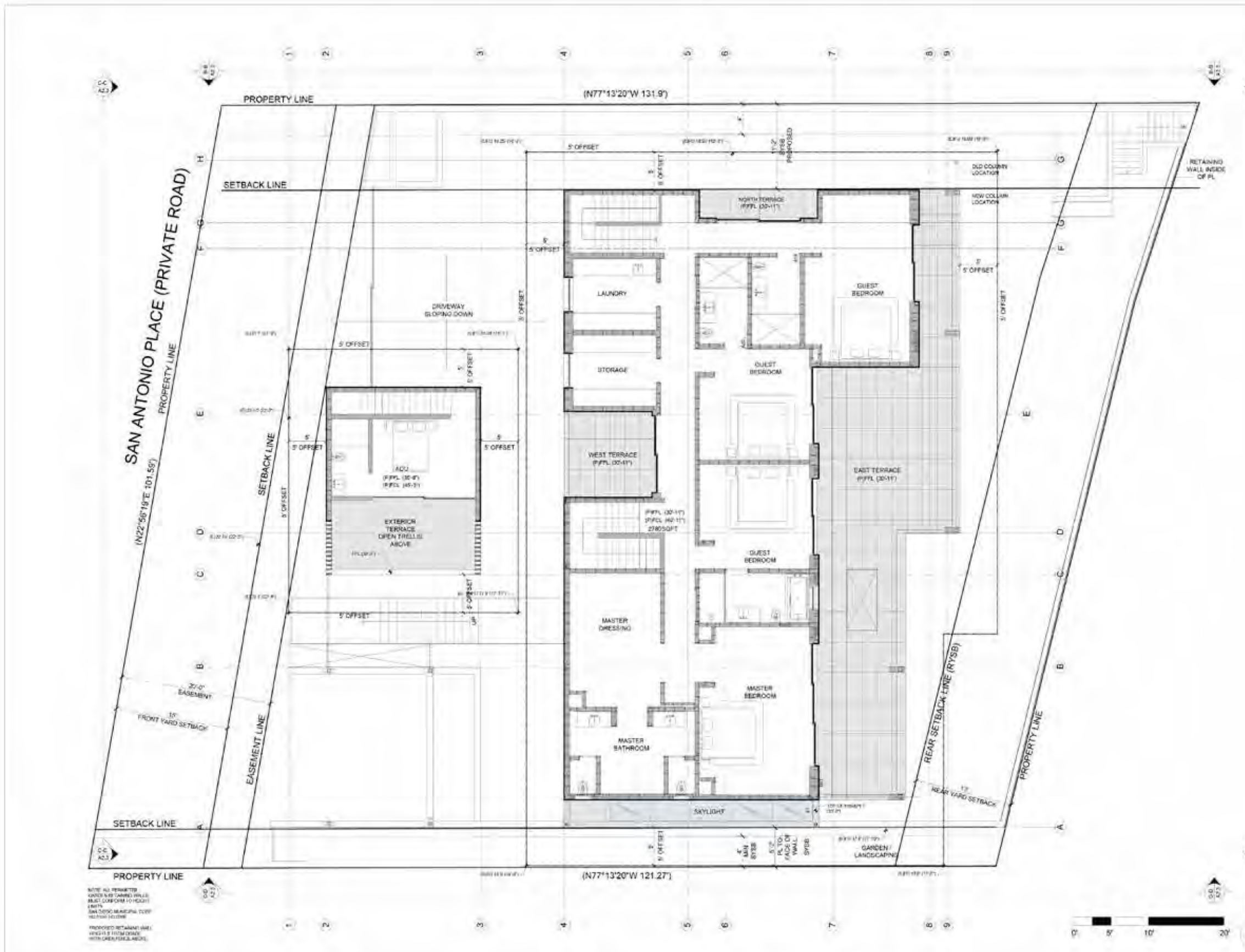


Upper Level Plan

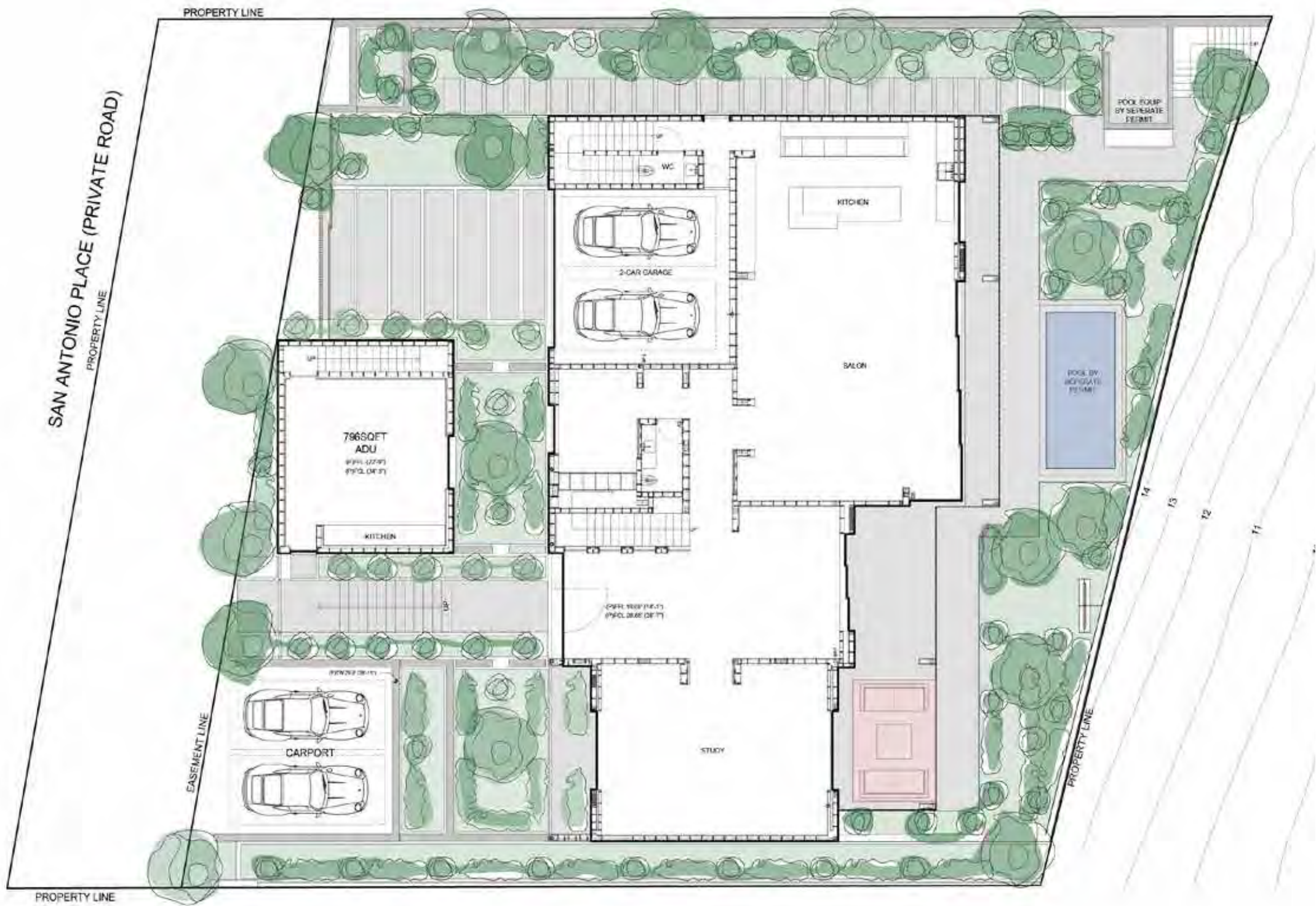
Replacement Home

Upper Level Plan

The Upper level plan shows the surrounding terraces and balconies. The home articulates the facade with deep set windows and deep terraces set back into the structure.



Upper Level Plan



Lower Level Garden Plan



Replacement Home (Rendering)

View of Proposed Home from San Diego Bay looking south-west

Note: The full height custom bronze windows at both lower and upper levels, the stone facade base with smooth plaster facade at the upper floor and the vertical and horizontal articulation with deep balconies and offset planes.

This east facing facade with its offset planes will utilize the direct sunlight to create a greater visual depth at the facade. The design is intentionally sensitive to each of the four elevations with deep terraced balconies to the east and north, offsetting elevations at the south and articulated volumes to the west.



Replacement Home (Rendering)

View of Proposed Home from San
Diego Bay looking south-west

Note stepping of taller structures
beyond which ascend the topographic
slope up to Rosecrans Street.

Replacement Home

View of Proposed Home and ADU
from San San Antonio Place (Private
Road) looking south



Replacement Home

View of Proposed Home from San
San Antonio Place (Private Road)
looking north-east



Compliance with Peninsula Community Plan and RS1-7 Zone

	Rule / Regulation		Allowed / Required		Proposed Home		Conclusion
	FAR		Max Allowed FAR 0.52		0.49		Complies
	HEIGHT		30'-0"		22'-0" to 27'-0"		Complies
	Front Setback		15'-0"		47'-5 to 62'-3		Complies
	Rear Setback		13'-0"		20'-6" to 24'-9"		Complies
	South Side Setback		4'-0"		5'-2" Lower Level 8'-9" Upper Level		Complies
	North Side Setback		11'-2"		11'-2"		Complies
	Offstreet Parking		2 Car Parking Spaces Required		4 (2 Garage + 2 Carport)		Complies
			Existing SFR sqft before Remodel 6380sqft				
			Proposed SFR sqft after Remodel 6115sqft * Does not include 800sqft ADU Net reduction of 265sqft				



Replacement Home

View of Proposed Home from San Antonio Place (Private Road) looking north-east- Existing home above- Proposed (Rendering) below





Conclusion

This remodel / replacement home complies with the Peninsula Community Plan and Municipal Code.

The replacement home is compatible with the eclectic mix of one, two and three story homes in the neighborhood.

We respectfully request that you approve the project.

Thank you for your consideration

City of San Diego Hearing Officer
City Operations Building
1222 First Avenue, SD 92101

Project NO: 1057682
Project Name: 821 San Antonio Place
Hearing Date: September 6, 2023, 9am, Item #2

Via Email

Dear Hearing Officer,

Thank you for the opportunity to comment on the upcoming hearing. We intend to participate remotely at the September 6, 2023, hearing. Our group consists of the owners of four surrounding/adjacent neighbors in opposition to the staff's recommendation of approval of the Coastal Development Permit. While our group understands the right of the owners to develop the property and establish the design genre of their choice, the existing unapproved semi-built structure, while apparently conforming to the objective requirements, demonstrates in its partially built form an incompatibility with the surrounding properties and in particular with the bay front properties that establish the historic rhythm of massing and scale along the highly visible bay front adjacent heavily used public Bessemer trail. The oversized and poorly articulated massing of the structure creates a visual dominance on its site, on the bay front itself and looms over the adjacent public trail. The project needs to be pared down and better articulated to reduce massing and conform to the rhythm and scale of adjacent and other bay front properties in conformance with the goals and objectives contained in the adopted LCP listed below. This overly dominant and oversized structure, if approved, will establish a new baseline for the future "walling off" of the bay front as viewed from residential buildings and visitor-serving hotels and vantage points from Shelter Island, the public trail, the public bay, adjacent yacht clubs and the numerous recreational boaters that sail, motor and anchor in the facing La Playa Cove. In addition to its non-conformance with goals and objectives contained in the adopted LCP, the project does not meet the intent or objectives of the Coastal Act itself and is inimical the coastal values and objectives contained therein. It's our contention that the project fails to meet the express language of the goals and objectives of the adopted Local Coastal Program for the Peninsula Planning Area as listed below:

Pg. 11 "Overall Community Goals" – "Enhance and protect physical and visual access to the bay and oceans shorelines."

"Maintain and complement the existing scale, architectural features and vegetation in Peninsula."

Pg. 13 "General Plan Consistency – Residential Consistency" – "The basic concept of this Plan is that the existing stable neighborhoods which comprise most of the Peninsula be conserved.

This concept is consistent with the General Plan objective that radical and intrusive changes to existing residential character should be avoided in existing, well-maintained communities."

Pg. 22 "Objectives" – "Conserve character of existing stable single-family neighborhoods throughout Peninsula including the very low-density character of certain neighborhoods."

"Encourage design compatible with existing resident development in all new infill housing."

Pg. 101 "Objectives"- "Maintain and complement the existing scale and character of the residential areas of Peninsula."

"Preserve and enhance significant views of the bay and ocean."

Pg. 101 “Residential Guidelines” – “Structures should be designed to protect views of Peninsula’s natural scenic amenities, especially the ocean shoreline and San Diego bay.”

“View corridors, by utilizing side yard setbacks, should be encouraged along the ocean and bay shoreline and bluff-top areas to avoid a continuous walled effect along the shoreline.”

Pg. 104 “Building Scale” – “New development should be consistent with the scale and character of the existing development of the surrounding areas. The fitting in of the new development is, in a broad sense, a matter of scale.”

It requires a careful assessment of each building site in terms of the size and textures of its surroundings, and a very conscious attempt to achieve balance and compatibility in design between old and new buildings.”

“Harmony should be promoted in the visual relationship and transitions between old and new buildings. New buildings should be sympathetic to the scale, form and texture of surrounding development...”

Abrupt differences in scale (building height) between new development and neighborhood development should be avoided. Gradual transitions in scale are preferred.”

“The roof lines of new structures should complement the dominant rooflines of the neighboring buildings...”

Pg. 106 “Architectural Detailing” – A building with a roof form or profile similar to surrounding buildings strengthens the visual identity of the structures and contributes to a street’s visual harmony.”

“A building that does not share roof form or profile with adjoining structures is particularly disruptive to a neighborhood street.”

“Structures should conform to the pattern and rhythm of spacing of buildings already existing within the block.”

Pg. 115 “Pedestrian Places” – “Buildings should not dominate surrounding spaces but should step back or form enclosures in scale with pedestrians.”

“Extreme changes in level impair the visual connection between the occupant and passerby, reducing interest for both.”

While the goals listed above are not objective standards, they are the express language contained in the adopted LCP. Either they have, weight, meaning and articulate important objectives intended to provide guidance to governmental decision-makers in furtherance of ensuring that the intents of the Coastal Act are achieved, or they are valueless empty words. Collectively, the above objectives intend that decision-makers approve coastal projects that: protect bay shorelines; maintain and complement existing scale and architectural features; conserve stable neighborhoods; avoid intrusive changes; conserve the character of existing residential neighborhoods; encourage design compatible with existing residential development; preserve and enhance bay views; approve structures that protect views onto and from San Diego bay; AVOID A CONTINUOUS WALLED EFFECT ALONG THE SHORELINE; approve structures consistent with the scale and character of existing development; make conscience attempts to achieve compatibility and harmony of scale and design among old and new buildings; avoid abrupt differences in scale and building height with existing structures; provide for similar roof forms; encourage gradual transitions in scale; avoid buildings that do not conform to existing patterns of scale, rhythm and spacing in the existing neighborhood; and, approve buildings that step back and are in scale with pedestrians and not dominate pedestrian values and objectives.

We believe and contend that anyone that visits the site with its existing unapproved construction, will not be able to reasonably make the findings that the above cited objectives can or have been met. In this case because the bulk, scale and massing of the unapproved structure are extant, story poles are not needed to demonstrate the readily discernable incompatibility of the structure, it is clear and

evident. The adjacent City-designated historic residence (Historic Landmark NO. 460, 809 San Antonio Place) located to the south of subject property's is only partially second story with the majority of its single-story portion bay front elevation well set back from the adjacent public path and bay, unlike subject property. The adjacent property to the north is a single-story property dwarfed by the two-story project that also contains an ADU located at the rear of the building site along the private drive.

Additionally, careful consideration must be given to the certainty that each new structure sets the standard and establishes neighborhood character for future development along the bayfront. The incremental development of larger and taller homes will become a self-fulfilling prophesy. For the future, that means "walling off" the bay front and vistas as viewed by the public from Shelter Island, the bay, residential structures, adjacent yacht clubs, boaters and walkers, runners, and bikers enjoying a coastal experience and interaction along the length of the Bessemer public trail. This project has substantial negative impact along the heavily used pedestrian pathway that abuts the La Playa Cove shoreline. It is this valuable shoreline, and the public's experiential enjoyment of this resource, that must also be protected. Toward that end the project should be judged for compatibility with its neighboring bayfront properties and not primarily with those not adjacent to the bay. Indeed, it is the bayfront properties that have the greatest visual and physical impacts upon the adjacent bay and pedestrian pathway. Subject property's improvements extend further towards the bay than do its immediately adjacent neighbors and many others along the bay front. This creates and establishes a "stringline" that encroaches upon and looms over the multi-modal public pathway and bay. Additionally, the siting of the property has not given due consideration to the certain impact of current and future sea rise. With a few modest yet meaningful alterations to the structure's scale and massing, neighborhood and importantly bay front neighborhood compatibility can be preserved, enhanced and coastal values, including the scale of the built environment and the sense of place that the public Bessemer Trail historically and currently provides, can be protected for the public as well as for future generations. Surely this is what the Coastal Act intended.

Respectfully,

J. Keith Behner & Cathy Stiefel
Hank & Laurie Robinson
Julie Dillon & Jim Roberts
Jerry & Kelly Palmer

To: Robin MacCartee, Project Manager
City Operations Building
1222 First Avenue
San Diego, CA
92101
Ph: 619 687-5942

9/1/2023

From: Cyrus Monroe
851 San Antonio Pl
San Diego, CA
92106

Re: Project No: 1057682 at 821 San Antonio Pl, 92106

Dear Hearing Officer & Planning Commission,

I appreciate the venue to be able to comment on the above referenced project in our neighborhood.

As a resident of the neighborhood since the mid 1950's I have seen many changes to the character and makeup of the neighborhood but nothing so intrusive that was attempted for this address. Clearly what was partially built offended the good senses of enough neighbors to have the project halted for several years. As presently built it views into the neighboring properties and lays waste to the concept of respectable privacy. It is simply "in your face" and way out of character for the neighborhood.

It is my understanding the present structure would be rebuilt new if granted by this hearing. I will be unable to attend the hearing but my property is two lots away. This letter is to caution those who would decide the fate of our amicable neighborhood to please consider the callas motivation of the prior architectural overreach and not allow another attempt of the same.

Sincerely,

Cyrus Monroe

Dear Ms. MacCartee

My name is Jeff Brown, and I am the owner of Jeff Brown Yachts and The Old Boatyard located on Shelter Island. I am writing to express my support for Mr. & Mrs. Houghton-Berry and advocacy for the granting of the CDP required to build the home of their dreams at 821 San Antonio Place, San Diego, CA 92106.

As a local business owner and long-time resident of Point Loma, I am very disappointed in the treatment that has been inflicted on the Houghton-Berry's by neighbors in the construction of their home along the La Playa path. I personally know this couple, and they are down-to-earth, caring individuals with the utmost integrity. The emotional distress they have incurred throughout this process is appalling, yet they continue to rise above to move forward diligently following the letter of the law in its construction.

The plans for their home are well-conceived; it is a thoughtfully designed initiative that reflects a spirit of progress and community enhancement. I am familiar with the neighborhood and their plans and know the design will not only complement the existing character of the area but enhance the property values as well.

I wholeheartedly support this project and urge you to grant the CDP necessary for its successful implementation. This home is a testament to the positive change it can bring to the Point Loma community.

Best

Jeff

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