



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: 12/09/04 REPORT NO. HO 04-04-204

ATTENTION: Hearing Officer

SUBJECT: ROLLING STONE
PTS PROJECT NUMBER: 40729

LOCATION: 2438 Commercial Street

APPLICANT: Lance Stone

SUMMARY

Requested Action - Should the Hearing Officer approve a Site Development Permit (Southeastern San Diego Development Permit) Project No. 115457 to move on a light industrial building on a lot with an existing single-family residence?

Staff Recommendation – APPROVE an application for a Site Development Permit No. 11547 with conditions (Attachment 7).

Community Planning Group Recommendation – The Southeastern San Diego Community Planning Committee recommended approval of the project on September 14, 2004 by a vote 6-4-1 with the condition that a kitchen never be installed within the artist’s studio. Staff concurs with this recommendation and the condition has been incorporated into the draft permit. (Condition No. 12)

Environmental Review – The project was exempt from Environmental Review in accordance with the California Environmental Quality Act Guidelines Section 15303, “new construction or conversion of small structures.”

BACKGROUND

The project proposes to move on a one story, 720 square feet, light industrial building, an artist’s studio, on a 5,112-square-foot site developed with an existing residence. The project site is located on the north side of Commercial Street between 24th and 25th Streets. The property is designated as Industrial within the Southeastern San Diego Community Plan and zoned as I-1, a light industrial zone within the Southeastern San Diego Planned District. The San Diego Trolley

line and a trolley stop are located within Commercial Street directly in front of the subject site. The north side of Commercial Street consists of older single-family homes and duplexes, a tire shop two lots to the west, and an automobile repair business at the northwest corner of 25th and Commercial Street.

The project requires a Site Development Permit in accordance with the Southeastern San Diego Planned District Permit Ordinance Section 103.1703 (b) (1) (C), for new industrial development. (The structure is a pre-fabricated building and as such, does not require a permit for the placement of a move on building described in Section 103.1703 (b) (1) (C).

DISCUSSION

The proposed artist's studio would be placed within the rear portion of the site and new landscaped areas are proposed including tall growing, "textile bamboo" trees to provide additional screening to the adjacent development. A new paved parking area for two parking spaces is proposed at the rear with access off the alley. The property is currently developed with the aforementioned residence and one e exterior parking space off of Commercial Street. Several code violations currently exist on the site, including overheight fences, unscreened storage areas and unpaved parking areas at the rear. All of these improvements would be removed or corrected as part of project implementation.

The proposed structure and associated improvements would encompass over three fourths of the site and located at the rear of the existing residence. The proposed use of the structure is an allowable use in the zone and consistent with the land use designation which calls for industrial uses at this location. Staff has determined that this use may be established as the primary use, and the residence considered the accessory use. To ensure that the proposed uses are conducted in this manner, staff has included a permit condition No. 11 which states the following:

The primary industrial use shall be utilized solely by the occupants of the accessory dwelling unit on the premises. The accessory dwelling unit shall be used solely by the occupants/users of the primary industrial use on the premises. The accessory dwelling unit shall not be rented, leased, or sold as a separate use from the primary industrial use.

COMMUNITY PLAN ANALYSIS

The Logan Heights Neighborhood of the Southeastern San Diego Community Plan contains several objectives for industrial developments which include improving the appearance of neighborhoods, rehabilitating industrial use areas, and, allowing the redevelopment of underutilized or poorly maintained lots. The proposed project would serve to implement several of these objectives by providing a use that is permitted in the underlying zone, and one that is identified in the community plan. The project proposes to upgrade the site with new landscaping, parking areas, and new fencing around the rear portion of the lot

The Plan was original adopted in 1987 and, at that time, it was recommended that this block of Commercial Street be rezoned to a light industrial zone to accommodate such uses as small and

incubator businesses, wholesaling and office space. Several heavy industrial uses have developed along this corridor. The current I-1 zoning implements this intent. The placement of an artist's studio, a light industrial use, potentially serves to facilitate such developments and will not adversely affect the Plan.

Staff recommends approval of the project. Staff's analysis is that the proposed use will render the site in conformance with the zone and the applicable land use designation, where currently, the development and associated site improvements are not in conformance with current regulations, nor implement the goals and recommendations of the Community Plan.

ALTERNATIVES

1. Approve Site Development Permit No. 11547 with modifications.
2. Deny Site Development Permit No. 11547 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Sandra Teasley, Project Manager
Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Maps
3. Project Data Sheet
4. Project Plans
5. Site Photographs
6. Draft Permit and Resolution
7. Notice of Public Hearing