



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: January 19, 2005 REPORT NO. HO 05-012

ATTENTION: Hearing Officer

SUBJECT: BAYER RESIDENCE
PTS PROJECT NUMBER 11107

LOCATION: 11885 Tierra Del Sur

APPLICANT: Helmar and Nasli Bayer

SUMMARY

Requested Action - Should the Hearing Officer approve a Coastal Development and Site Development Permit to allow the demolition of an existing single family residence and construction of a single story 6,584 square foot single family residence with a basement area and attached garage, swimming pool, landscaping, hardscape, and minor public improvements at 11885 Tierra Del Sur within the Carmel Valley Community Plan area?

Staff Recommendation -

1. CERTIFY Mitigated Negative Declaration LDR No. 11107 and ADOPT Mitigation Monitoring and Reporting Program; and
2. APPROVE Coastal Development Permit No. 20797 and Site Development Permit No. 20798.

Community Planning Group Recommendation – The Carmel Valley Community Planning Board voted, on October 12, 2004, 11:0:0 to recommend approval of the project with two conditions. See Discussion section for a full explanation.

Environmental Review - A Mitigated Negative Declaration, LDR No. 11107, 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.

BACKGROUND

The one acre lot is located in the Carmel Valley Community at 11885 Tierra Del Sur in the AR-1-2 zone. The property is legally described as Parcel 1 of Parcel Map No. 18180 filed December 28, 1998. The original subdivision and other discretionary actions were approved at a public hearing as the J2VZ Partnership project by the City of San Diego Planning Commission on January 16, 1996 with the approval of a tentative map, coastal development permit, hillside review permit and variance. The site is located within the non-appeal area of the coastal zone within the City of San Diego's permitting jurisdiction.

DISCUSSION

Project Description

The project proposes a Coastal Development and Site Development Permit to allow the demolition of an existing single family residence and construction of a single story 6,584 square foot single family residence with a basement area and attached garage, swimming pool, landscaping, hardscape, and minor public improvements at 11885 Tierra Del Sur within the Carmel Valley Community Plan area. The approximately one acre property is located at the cul-de-sac of Tierra Del Sur adjacent to the Multiple Habitat Preservation Area (MHPA)

The site is reasonably level and gently sloping terrain. No steep slopes, as defined by the Land Development Code, exist on the area of the site designated for development. Approximately thirty-five percent of the site would be graded resulting in 900 cubic yards of balanced earthwork.

The project would include a storm water pollution control plan which would utilize landscaped slopes, grass lined swales, temporary straw rolls, a temporary desilting pond, gravel bags, hydroseed, and a desiltation catch basin. These features would prevent adverse impacts from accruing to the sensitive water bodies located downstream of the site.

Brush management would also be a project feature included in the development and continuing use of the site. Zones one and two would implement the necessary wild fire protection to persons and properties in the vicinity. Architectural features of the home design would include a concrete block fire wall, enclosed eaves and a fire suppression sprinkler system to enhance the necessary brush management program at the site to provide a reasonably safe living environment. Selective thinning of native and naturalized vegetation would occur in the open space within zone two to reduce the potentially flammable fuel load adjacent to the proposed development. Zone one would be a building setback of thirty feet from zone two and would consist of ornamental plantings of non-native species with permanent irrigation. No invasive plantings would be allowed within the development.

The proposed 6,584 square foot single family structure would have four bedrooms and a guest room, music and game rooms, family and dining rooms, entry, kitchen, study and six bathrooms. Balconies would provide outdoor living space on the second floor of the two story structure. The architectural style utilizes tile roof, exposed rafter tails, entry columns, and several offsetting architectural planes and roof lines.

Community Plan Analysis

The Carmel Valley Community Plan Land Use Map designates this property for residential development at a density of 0-5 dwelling units per acre. The proposed project, at one dwelling unit per acre, is consistent with the density prescribed by the community plan for this site. The subject property is designated in the 1975 Carmel Valley Community Plan for residential development up to 5 dwelling units per acre, subject to preparation of a precise plan for the neighborhood. A precise plan has not been adopted for this neighborhood (8b). In absence of a precise plan, development is limited to the density and uses permitted within the existing agricultural zones at a maximum density of 1 dwelling unit per acre typical of a rural residential land use designation. The proposal to construct a new residence of this lot is not in conflict with the land use objectives.

Community Planning Group Recommendation

The Carmel Valley Community Planning Board voted, on October 12, 2004, 11:00 to recommend approval of the project with two conditions. The two conditions are:

1. Allow only the use of split rail fencing within the existing open space easement. No chain link or other fencing that would hinder the movement of wildlife is to be allowed.
2. The firewall shall remain plantable as indicated on the Site Plan.

The two conditions are supported by City staff and have been included in the draft permit for the project.

Discussion of Issues

During the review of the proposed project major issues were not identified as a result of staff's review of the project plans. Therefore major redesign of the proposed project was not necessary to obtain a recommendation of approval from City staff assigned to review the project.

Conclusion

The proposed Bayer Residence project conforms to the land use density, land use designation and design guidelines specified in the Carmel Valley Community Plan. The project is compatible with surrounding planned developments and is within an appropriate density range as designated by the community plan. Findings required to approve the project are included in the draft resolution (Attachment X). Draft conditions of approval have been prepared for the project (Attachment Y).

ALTERNATIVES

1. Approve Coastal Development Permit No. 20797 and Site Development Permit No. 20798, with modifications.
2. Deny Coastal Development Permit No. 20797 and Site Development Permit No. 20798, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

John S. Fisher, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Permit with Conditions
4. Draft Resolution with Findings
5. Community Planning Group Recommendation
6. Ownership Disclosure Statement
7. Project Chronology

Rev 6-15-04 dcj