



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: July 13, 2005 REPORT NO. HO-05-112

ATTENTION: Hearing Officer

SUBJECT: GWYN RESIDENCE
PTS PROJECT NUMBER: 50272

LOCATION: 817 San Jose Place

APPLICANT: Frank and Shawn Gwyn

SUMMARY

Requested Action - Should the Hearing Officer approve Coastal Development Permit No. 150420 for demolition of two existing, one-story dwelling units and construction of a two-story, above basement, 1,240 square-foot single family residence with attached one-car garage and a one-car carport?

Staff Recommendation -

1. APPROVE Coastal Development Permit No. 150420

Community Planning Group Recommendation - The Mission Beach Precise Planning Board considered the project on January 30, 2005 and voted 11-0-0 in favor of the project with three (3) conditions (Attachment 7). The Mission Beach Precise Planning Board reconsidered the project on March 28, 2005 and voted 10-0-0 in denial of the project (Attachment 8). The denial was based on the structure not sloping back at a 45 degree angle at a height of 20 feet above grade per the Municipal Code §103.0526.5(a).

Environmental Review – The project was determined to be exempt from with State of California Environmental Quality Act (CEQA) Guidelines per Section 15332, Infill Development.

BACKGROUND

The project site is a 1,254 square-foot lot zoned RS in the Mission Beach Planned District and the Mission Beach Precise Plan area. The project is subject to the Coastal Overlay Zone (appealable), and the Coastal Height Limit. The property is addressed as 817 San Jose Place and is an interior lot (Attachment 1). The site is surrounded by properties also zoned RS and developed with single family residences and multi family residences (Attachment 2 and 3). The Mission Beach Community Plan designates the site for residential development at a Medium-high density of 36 dwelling units per acre (Attachment 2)

The site is currently improved with two one-story dwelling units which are proposed to be demolished as the first step in redeveloping the property. The topography of the site is flat and the overall grade differential for the site is approximately 0.94 feet.

The Coastal Development Permit is being processed for the demolition of the existing two dwelling units and construction of the proposed single family residence within the Coastal Overlay Zone.

DISCUSSION

Project Description

The applicant is requesting approval of a Coastal Development Permit for the proposed demolition of the two existing one-story dwelling units and the construction of a two-story, above basement, 1,240 square-foot single family residence, with an attached one-car garage and a one-care carport. The basement level of the residence proposes a one-car garage, entry, and office. The main level of the residence proposes two bedrooms and two bathrooms. The upper level of the residence proposes a kitchen, dining area and living area with a balcony located off of the living area. There is a 168 square foot roof deck proposed on the flat roof of the single family residence.

Exterior elevations propose mocha colored vinyl siding, aluminum railings with clear glazing panels between, and vinyl windows. Site improvements will include fencing and landscaping.

Community Planning Group Recommendation

On January 20, 2005, the Mission Beach Precise Planning Board voted 11-0-0 in favor of the project with three (3) conditions (Attachment 7). The three conditions were the following:

1. Project height shall not exceed 30 as determined by City approval.
2. Project shall not exceed a total gross floor area per SDMC Section 103.0526.11 as determined by City approval.
3. The north elevation face of the structure shall be reduced from 23 feet to 20 feet in height per SDMC Section 103.0526.5

On March 28, 2005, the Mission Beach Precise Planning Board reconsidered the project and voted 10-0-0 in denial of the project (Attachment 8). The denial was based on the structure does not slope back at a 45 degree angle at a height of 20 feet above grade per the Municipal Code §103.0526.5(a). City staff has reviewed the information from the community group and does not agree with the group that the proposed structure does not meet SDMC §103.0526.5(a).

Conclusion

Staff has reviewed the request for a Coastal Development Permit to demolish the two existing one-story dwelling units and construct a two-story, above basement, 1,240 square-foot single family residence, with an attached one-car garage and a one-car carport. Staff has determined that the requested Coastal Development Permit complies with all the applicable sections of the Municipal Code and that the required findings can be made to support the project (Attachment 6). The Mission Beach Precise Planning Board voted in favor and against the project. Staff has reviewed the project and determined that it is exempt in accordance with State of California Environmental Quality Act (CEQA) Guidelines, Section 15332, Infill Development.

ALTERNATIVES

1. Approve Coastal Development Permit No. 150420, with modifications.
2. Deny Coastal Development Permit No. 150420, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Laura C. Black, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit with Conditions
6. Draft Resolution with Findings
7. Community Planning Group Recommendation (January 30, 2005)
8. Community Planning Group Recommendation (March 28, 2005)
9. Ownership Disclosure Statement
10. Project Chronology
11. Copy of Public Notice
12. Copy of Project Plans (forwarded to HO)