

DATE ISSUED: December 7, 2006 REPORT NO. PC-06-304

ATTENTION: Planning Commission, Agenda of December 14, 2006

SUBJECT: DEJOY PROPERTY - PROJECT NO. 46820. PROCESS 4

**OWNER/
APPLICANT:** Dominick Dejoy

SUMMARY

Issue(s): Should the Planning Commission approve a proposal to demolish an existing residential duplex, and to incorporate an existing single-family residence into a new three-story, three dwelling unit apartment building on a historically designated site located at 1049-1051 Coast Boulevard and 1046 Coast Boulevard South within the La Jolla Community Planning Area?

Staff Recommendation:

1. CERTIFY Mitigated Negative Declaration, Project No. 46820, and ADOPT the Mitigation Monitoring and Reporting Program (MMRP); and
2. APPROVE Coastal Development Permit No. 132622, Site Development Permit No. 402406 and Planned Development Permit No. 402407.

Community Planning Group Recommendation: On May 4, 2006, the La Jolla Community Planning Association voted 12-0-1 to recommend approval of the proposed project. Their vote included support for the proposed 12 foot wide driveway design (ATTACHMENT 10).

Environmental Review: A Mitigated Negative Declaration (Project No. 46820) has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines, and a Mitigation, Monitoring and Reporting Program (MMRP) would be implemented to reduce the potential impacts to Paleontological Resources to a level below significance

Fiscal Impact Statement: All costs associated with processing of this application are paid for by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: Currently the site contains one single family residence and a residential duplex building, and is designated as Medium Density Residential (15-30 du/acre) in the La Jolla Community Plan. This designation would permit the development of a maximum of three dwelling units on this property. The project proposes to develop three multi-family dwelling units at a density of approximately 24 dwelling units per acre, resulting in no net increase of dwelling units on the site. The units are proposed to be rented as market-rate apartments. This project is subject to the Inclusionary Housing Ordinance.

BACKGROUND

The 5,362 square foot site is located at 1049-1051 Coast Boulevard and 1046 Coast Boulevard South in Zone 5 of the La Jolla Planned District, Coastal Overlay Zone (non -appealable); Parking Impact Overlay Zone and Coastal Height Overlay Zone. The development is located on two parcels and designated Residential with a n allowed density of 15 to 30 dwelling units per acre within the La Jolla Community Plan area (Attachment 2). The subject property is a double-fronted lot and is currently developed with a single-family residence and a duplex constructed in 1911. During the project review an historical analysis was conducted, resulting in the property being designated historic (Historic Site No. 708) and a substantial redesign of the project in order to incorporate/retain the historic structure into the design. Adjacent properties are developed with a restaurant and mixed-use to the southeast, single and multi-family residential to the west and northeast, and Ellen Scripps Park/La Jolla Cove with the Pacific Ocean beyond, to the north and northwest.

The proposed grading, construction, and demolition all constitute, by definition, Coastal Development, which pursuant to the Land Development Code (Section 126.0702) requires a Coastal Development Permit. A Site Development Permit is required, by the Land Development Code (Section 103.1204), for the proposed development within the La Jolla Planned District. The applicant is requesting the Planned Development Permit, pursuant to Land Development Code (Section 126.0602) in order to allow some design flexibility in working with the existing historically designated structure.

DISCUSSION

Project Description:

The project proposes to demolish an existing residential duplex and retain/incorporate an existing residence, which is designated historic (Historic Site No. 708) into a new three-story, three dwelling unit apartment building. The proposed 6,848 square-foot three-story, three unit residential building would contain three, two-bedroom, two bathroom units. The ground level

unit would incorporate the historic residence into the floor plan and is attached to the new structure. The second and third floor units include elevator access from the subterranean garage. The subterranean garage would provide two parking spaces for each residential unit for a total of six parking spaces. The garage would take access from Coast Boulevard, towards the northwest side of the project.

Exterior building treatments on the existing historical structure include; cedar shingle siding, shingle roofing, wood trim windows, wood trim, trellis, and porch. The new three unit, residential building would include; cedar siding, a flat roof, steel frame windows, trellis and handrails.

Community Plan Analysis:

The subject property is located in an area identified as Medium Residential (15-30 du/ac) in the La Jolla Community Plan (LJCP). The proposed project, at a density of approximately 24 du/ac, conforms to this land use designation.

As recommended by the plan, the scale of the proposed project is compatible with the existing mixed-use development to the south and the existing multi-story residential development to the east and west. The subject property is located within walking distance of La Jolla Cove, Scripps Park, retail services, transit, and cultural amenities. The front elevation of the proposed project is well articulated, and exhibits numerous windows, balconies and other features which contribute to the pedestrian-oriented character of the area. As recommended by the plan, the project is designed to encourage walking and transit usage, reducing reliance on private automobiles. The density and design of the project conform to the policies of the La Jolla Community Plan.

ENVIRONMENTAL ANALYSIS:

The Environmental Initial Study (EIS) identified potential significant impacts to Paleontological resources on the project site. This determination was based on the amount (2,195 cubic yards) of soil proposed to be exported from the site during the grading activity for the subterranean parking garage. A Mitigation, Monitoring and Reporting Program (MMRP) were established as part of the Mitigated Negative Declaration that mitigates potential impacts to paleontological resources to below a level of significance. The MMRP includes specific monitoring requirements including preconstruction meetings, full-time on-site monitoring by a qualified Paleontologist and discovery and curation protocols.

The proposed project includes designated Historic Site No. 708. The Design Assistance Subcommittee (DAS) discussed the historic resource in relation to the applicants proposed project on three separate occasions, June 1, August 3 and September 7, 2005. The purpose of this discussion was to come to an agreement on the design of a project that would be consistent with the Secretary of the Interior's Standards for Rehabilitation. At the August 3, 2005 DAS meeting, the applicant returned with modifications to the originally proposed project that were in response to DAS June meeting comments. Boardmembers generally supported the project and identified six related issues. Among these were that "The proposed complete demolition of the east cottage should be mitigated by the more complete retention of the remaining west cottage."

and "More of the street-facing (*Coast Blvd.*) structure should be retained, including the entire side elevation building wall and gable end roof profile of the north side facade." Both HRB staff and public comment supported the direction given by the DAS.

Finally, at the September 7, 2005 DAS meeting, the applicant presented further changes to the design in response to subcommittee's August meeting comments. Boardmembers noted that the proposed project had significantly changed, and all "acknowledged that this was a good solution, given the unique lot. All agreed that the proposed design addressed the issues identified and was consistent with the Secretary of the Interior's Standards. They also supported the requested yard setback variances in order to retain the primary portion of the historic resource." Additional environmental issues considered during the project review that were determined to not be significant included Water Quality, Visual Quality and Grading.

Project-Related Issues:

The proposed project's primary issue during the review process was the substantial redesign of the project in order to retain the significant portions of the existing historic structures. After the site and structures became designated historic the applicant continued to work with the Design Assistance Subcommittee and City Staff. The applicant requested the Planned Development Permit in order to allow greater design flexibility in working with the historic structures. The proposed project as it is currently designed includes two deviations. The First Deviation is to reduce the front yard setback off of Coast Boulevard South from the required 15 feet to 8 feet, and the second deviation is to reduce the driveway width to the subterranean garage from the required 20 feet to 12 feet. Staff has reviewed the requested deviations and is in support of both. The reduced setback off of Coast Boulevard South will aid in retaining the existing historic structure and remain generally consistent with the pattern or line of development in the immediate area surrounding the project site. The reduced driveway width is supported due to the relatively small number of dwelling units, low volume of anticipated traffic in and out of the site, and it preserves more curb parking area consistent with intent of the Parking Impact Overlay Zone. This reduced driveway width was also supported by the La Jolla Community Planning Association.

Conclusion:

A "Planned Development Permit" is a Process Four, with Planning Commission being the decision maker pursuant to San Diego Municipal Code Section 126.603. The Coastal Development Permit and Site Development Permit are both a Process Three. However, due to the request of the Planned Development Permit, the permits are all consolidated into a Process Four Approval. The Planned Development Permit, Coastal Development Permit and Site Development Permit may be approved if the decision maker finds that the proposed development complies with the requirements of the San Diego Municipal Code. Staff has reviewed the proposed three dwelling unit apartment building project and found it to be in conformance with the applicable sections of the San Diego Municipal Code regulating Coastal Development and the La Jolla Planned District. Staff has determined that the required findings can be made as the project meets the applicable San Diego Municipal Code regulations and requirements. Staff recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 132622, Site Development Permit No. 402406 and Planned Development Permit No. 402407, with modifications.
2. Deny Coastal Development Permit No. 132622, Site Development Permit No. 402406 and Planned Development Permit No. 402407, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

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Program Manager
Development Services Department

Glenn Gargas
Project Manager
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Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plan
6. Building Elevations
7. Colored Renderings
8. Landscape Plan
9. Draft CDP, SDP and PDP Permit
10. Draft Permit Resolution with Findings
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Chronology