

DATE ISSUED: January 17, 2007 REPORT NO. PC-07-001

ATTENTION: Planning Commission, Agenda of January 25, 2007

SUBJECT: LAS PALMAS - PROJECT NO. 92178 PROCESS 4

OWNER: Alverson Street Residential LLC (Attachment 12)

APPLICANT: Zain Rodriguez

SUMMARY

Issue(s): - Should the Planning Commission approve a Site Development Permit and Tentative Map to construct a 17-unit residential condominium complex with attached garages on a 1.15 acre site?

Staff Recommendation:

1. **CERTIFY** Negative Declaration No. 92178; and
2. **APPROVE** Site Development Permit No. 296542 and Tentative Map No. 405345

Community Planning Group Recommendation: On April 18, 2006, the San Ysidro Community Planning Group voted 13-0-0 to recommend approval of the project with the recommendation that the applicant provide one on-site affordable housing unit (Attachment 10).

Environmental Review A Negative Declaration No. 92178 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

Fiscal Impact Statement: None associated with this action. All costs associated with the processing for this project are paid by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The residential designation within the San Ysidro Community Plan allows a maximum of 17 homes to be constructed on the proposed site. The proposed project's use does not adversely affect the goals and objectives of the

community plan. This proposed project is required to comply with the inclusionary housing requirements, which are conditions of the proposed Tentative Map and Site Development Permit. The applicant has chosen to pay in-lieu fees due at the issuance of a building permit in place of providing Affordable Units on-site in accordance with the City's Inclusionary Housing Ordinance.

BACKGROUND

The project proposes the development of a 17-unit condominium complex. The 1.15 acre site is located at 122 Alverson Road located within the San Ysidro Community Planning area. The site is designated for Low-Medium Residential development at a density of 10-15 dwelling units per acre and zoned RM-1-1, a citywide residential zone. The site is surrounded by multi and single family developments to the east, north, and west. To the south is a vacant lot and additional residential developments. An area of retail services exist approximately ¼ mile to the west along San Ysidro Blvd. The site consist of three separate lots in which one is developed with a single family dwelling to be demolished as part of the proposed project. T he remaining two lots are vacant and have been previously disturbed. The site does not contain environmentally sensitive lands.

A Site Development Permit is required pursuant to the Land Development Code when development exceeds three residential units within the RM-1-1. A Tentative Map is required for the residential condominiums. No deviations are proposed.

DISCUSSION

Project Description:

The project proposes the construction of a 17-unit condominium complex consisting of four three-bedroom units and 13 four-bedroom units ranging in sized from 1,769 square feet to 1,986 square feet. The site is relatively flat with an elevation differential of a maximum of 15 feet. Grading will consist of cut and fill less than ten feet. The development will consist of eight two-story duplexes and one single family two story unit. Each structure will be wood framed with stucco covering. The units will provide varying offsets at the transition of the first and second floors to provide a visual separation of the levels. The roof will be a 4:12 pitch, consisting of asphalt shingles. Around the exterior doors and windows will be wood trim. The proposed color of the development will be earth tone.

Community Plan Analysis:

The Las Palmas project is located in the San Ysidro community planning area and has a land use designation of Low-Medium Residential, allowing for the development of 10-15 dwelling units per net residential acre. The approximately 1.15 acre site could be developed with 12 to 17 dwelling units. The proposed project, 17 dwelling units, is within the designation range, and implements the objectives of the land use designation by providing the maximum number of units allowed within the Low-Medium Residential range.

The San Ysidro Community Plan recommends the preservation of neighborhood character through limiting lot consolidation, orienting development to the resident, considering landscaping as a major element, and promoting feelings of residential and user territoriality. The

existing neighborhood consists of single family dwelling units, with some lots containing two units. Many are two-storied and have stucco finishes. The Las Palmas project limits lot consolidation, provides recreational space for the residents, and provides individual unit identity through changes in roof layout, windows, and stucco color. Consistent landscaping was used throughout the project, with strategically placed landscaping to break up the expanse of drive and garage doors. The proposed project provides both common and private space for the residents to promote territoriality.

The plan also recommends making housing as affordable as possible. The product type for the Las Palmas project are townhomes, a product type that is affordable in nature. The site is within the San Ysidro Redevelopment Project Area, and the applicant has been encouraged to provide the required inclusionary units on site. Although the project is not providing on-site affordable housing as identified in the San Diego Inclusionary Housing Ordinance, the development will pay an in-lieu fee and provide home ownership through the development of condominiums.

Community Planning Group Discussion:

On April 18, 2006, the San Ysidro Community Planning Group voted 13-0-0 to recommend approval of the project with the recommendation that the owner provide on-site affordable housing instead of paying the in-lieu fee. The owner acknowledges the recommendation but has elected to pay an "in-lieu" fee.

Project-Related Issues:

Undergrounding Waiver Request

San Diego Municipal Code Section 144.0240 allows the subdivider to apply for a waiver of the requirement to underground the existing overhead utilities within the boundary of the parcel or subdivision. Staff has determined the undergrounding waiver request qualifies under the guidelines of Council Policy 600-25, in that the conversion involves a short span of overhead facility (less than 600 feet in length). Power lines run north to south adjacent to the site along Alverson Road. The overhead lines continue for some distance beyond the project location. The City's Undergrounding Master Plan for Fiscal Year 2006 designates the site within Block 8v. Proposed construction to underground the existing overhead utilities is in 2023 (Attachment 13).

CONCLUSION:

Staff has reviewed the proposed project and has determined the project is in conformance with all applicable sections of the San Diego Municipal Code. Staff has concluded that the proposed project will not adversely affect the Progress Guide and General Plan, or the San Ysidro Community Plan. Staff has determined the required findings can be supported as the project meets the applicable San Diego Municipal Code requirements regulating multi-dwelling development, staff recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Site Development Permit No. 296542 and Tentative Map No. 405345 with modifications.
2. Deny Site Development Permit No. 296542 and Tentative Map No. 405345 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Mike Westlake
Program Manager
Development Services Department

William Zounes
Project Manager
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plan(s)
6. Project Landscape Plans
7. Project Elevations
8. Draft Permit with Conditions
9. Draft Resolution with Findings
10. Draft Tentative Map Resolution with Findings
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Chronology
14. Undergrounding Utilities Construction Date