THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: May 3, 2007 **REPORT NO. PC-07-064**

ATTENTION: **Planning Commission, Agenda of May 10, 2007**

SUBJECT: LANSDALE - PROJECT NO. 101623
PROCESS 5

OWNER/ APPLICANT: Jeff Fargo, Dean Fargo and David Fargo, Owners/Jorge Palacios of JP Engineering, Inc., Applicant (Attachment 12).

SUMMARY

Issue(s): Should the Planning Commission recommend approval to the City Council of a Public Right-of-Way Vacation, Tentative Map and Site Development Permit to vacate a portion of Lansdale Drive, to demolish two single family residences, and to subdivide a 1.91 acre site into six lots for six single family residential units located north of Lansdale Drive in the SF zone of the Camel Valley Planned District?

Staff Recommendation:

1. RECOMMEND City Council CERTIFICATION of Mitigated Negative Declaration No. 101623 and ADOPTION of the Mitigation Monitoring and Reporting Program (MMRP); and

2. RECOMMEND City Council APPROVAL of Tentative Map and Public Right-of-Way Vacation No. 334087 and Site Development Permit No. 427982.

Community Planning Group Recommendation: On November 14, 2006, the Carmel Valley Community Planning Board voted unanimously to approve the project with conditions. The community planning group's conditions are discussed further in the report.

Environmental Review: A Mitigated Negative Declaration, Project No. 101623, has been prepared for the project in accordance with State of California Environmental

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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.

Fiscal Impact Statement: None with this action. All costs incurred are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: This proposed project will provide six lots for development of six detached single-family dwelling units on a 1.91-acre site. The Carmel Valley Neighborhood 7 Precise Plan and Carmel Valley Planned District SF zone could potentially allow up to seven dwelling units on the site. However, the Precise Plan recommends that residential density be distributed within a range of up to six dwelling units per acre throughout this neighborhood. The project will demolish 2 existing homes onsite for a net gain of 4 dwelling units. No units affordable to low and moderate income households are proposed by this project. The project will meet the City's Inclusionary Affordable Housing Regulations through payment of the in-lieu fee.

BACKGROUND

The project site is located at 4660 and 4676 Lansdale Drive, between Glencliff Way and Sword Way, within the Carmel Valley Community Plan area. Precise plans were prepared for each of the ten neighborhood development units within the Carmel Valley Community Plan. The property is located in Carmel Valley Neighborhood 7 Precise Plan and designates the site for detached residential development (Attachment 1). The site is zoned SF (Single-Family) within the Carmel Valley Planned District. The site is currently developed with two single family residences on two parcels (Attachment 2). No biological resources or sensitive habitats exist on the properties. The project is not located within or adjacent to the City of San Diego's Multiple Habitat Planning Area.

The adjacent land uses to the north of the site include single family residences and City-owned open space. Single family development and open space is south of the site across Lansdale Drive. City-owned open space is to the east and single family residential development is to the west.

DISCUSSION

Project Description

The proposed project requires approval of a Public Right-of-Way Vacation, Tentative Map and Site Development Permit to vacate a portion of Lansdale Drive, demolish two existing single family residences, and subdivide the 1.91 acre site into six lots to grade and construct six single family residences (Attachment 4).

The project proposes a Public Right-of-Way Vacation to vacate 0.093-acres of Lansdale Drive not utilized by the City for public right-of-way purposes (Attachment 5). Lansdale Drive is entirely constructed at the current standard design of a 60-foot right of way width with sidewalks on both sides of the street.

A Tentative Map is proposed to subdivide the two adjoining parcels into six single family residential lots. A Site Development Permit is required for development in the Carmel Valley Planned District. The project proposes to demolish the two existing single family residences, and grade and construct six single family residences. A cul-de-sac with sidewalks is proposed off of Lansdale Drive to provide access to the six lots. Design Guidelines have been prepared to comply with SF Zone development regulations of the Carmel Valley Planned District and Carmel Valley Community Precise Plan Design Elements (Attachment 6). The Design Guidelines include architectural details, color, fences and walls, and neighborhood entry. The architectural style proposed is Mediterranean with a Tuscan Country or Italian Style emphasis. Architecture elements incorporate earthtone textured stucco, stonework, deep-set windows and doors, thick walls and varying roof heights with tile roofs. All structures would be required to be consistent with the Design Guidelines, Carmel Valley Planned District and Carmel Valley Community Precise Plan Design Elements.

Landscape improvements would consist of street trees and slope erosion control planting, which include trees, shrubs and ground covers (Attachment 7). Native species, such as Rosmarinus officinalis, would be planted to provide landscape compatibility for lots adjacent to the open space. The proposed street tree of Liquidambar stylracifula would provide continuity to the existing street tree species on Lansdale Drive.

Community Plan Analysis

Carmel Valley Neighborhood 7 is one of the 10 neighborhood development units identified in the 1975 Carmel Valley Community Plan. The community plan requires preparation of precise plans for each neighborhood development unit within the planning area. A precise plan was adopted for Neighborhood 7 in 1983. Neighborhood 7 comprises 500 acres of canyons and ridge tops overlooking the San Dieguito River Valley. The project occupies an infill development site within a portion of Neighborhood 7 developed with single-family homes.

The 1.91-acre site is designated by the Carmel Valley Neighborhood 7 Precise Plan for detached residential development within an overall density range up to 6 dwelling units per acre (du/ac). The Precise Plan land use map distributes density within this maximum range throughout the Plan area with the objective of achieving a variety of unit types. The project site is within a neighborhood of single-family homes designated at a density of 2.7 du/ac by the Precise Plan land use map. This density designation is implemented by the Carmel Valley PDO SF zone which requires a minimum 10,000 square foot lot size and is equivalent to 4 dwelling units per net acre. Other developments that surround the site are designated at densities of 3.2 and 5 du/ac. The proposed density of 3.1 dwelling units per acre is slightly above the density shown on the land use map, but within the density range allocated to the surrounding properties. The proposed lot sizes range between 11,135 and 14,806 square feet, similar to lot sizes in the surrounding

neighborhood. The Planning Department supports the proposed density as it is within the overall density range allowed by the Precise Plan and the SF zone.

The Precise Plan also includes an urban design element that contains standards for grading, site planning, landscape design and energy and water conservation. The grading standards were applied with the earlier development of the neighborhood which created a series of cul-de-sac streets along ridgelines and stepped pads following the natural sloping landform. Grading for the proposed infill project will create a similar cul-de-sac street and will reconfigure the sloping site currently developed with two homes to create six flat development pads. The proposed fill slope is limited to lots 5 and 6 and utilizes a shallow 4:1 slope ratio to reduce visibility. The bottom of the fill slope is supported by a 6 foot high retaining wall. The wall is expected to largely be screened by native shrubs within adjacent City-owned open space and a 'cascading shrub' will be planted above the wall. Trees and shrubs will be installed around the full perimeter of the development, including the rear yards within the 4:1 slope area. The draft permit also contains conditions that require the use of earthtone materials, ensure landscape screening and energy conservation. The proposed development plans and permits meet the design objectives of the Precise Plan.

Environmental Analysis

The City of San Diego has conducted an Initial Study for the proposed project, in accordance with CEQA State Guidelines, Section 15063(a), which determined construction resulting from project implementation could potentially result in significant, but mitigable, impacts to Historical Resources (Archaeology), Paleontological Resources and Biological Resources (potential impacts to nesting raptors). Specific mitigation can be found in Section V, Mitigation, Monitoring and Reporting Program, for Mitigated Negative Declaration No. 101623 and the draft permit (Attachment 8), which would reduce impacts to below a level of significance. The revised project now avoids or mitigates for potentially significant environmental impacts previously identified.

Community Planning Group Recommendation

On November 15, 2006, the Carmel Valley Community Planning Board voted unanimously to support the project with conditions (Attachment 11). These recommended conditions are presented below, followed by Staff's response.

1. There shall be no more than 50% solid fencing along Lansdale.

Staff's response: City's Fence Regulations allow solid fences, open fences or combination (open and solid) fences up to six feet in height in the required street side yards. Staff has not made this a condition. The applicant has chosen to provide a three-foot high solid fence with a maximum three-foot wrought iron fence (50% solid fencing) along Lansdale Drive.

2. The design of each home must have enhanced architecture on all four-sides (elevations).

Staff's response: There is no City policy or regulation applicable to this project to require the applicant to design each home to have enhanced architecture on all four-sides. Staff has not made this a condition.

3. The developer will work with the neighbor on issues that were raised during the presentation.

Staff's response: The applicant has informed City staff that an adjacent neighbor to the west wanted trees planted on the slope to provide screening and buffer from his home. The City has no policy or regulations to protect or screen views into adjacent properties. Staff has not made this a condition; however, there is a proposed planted slope on the three lots adjacent to the existing residential development. Revegetation and erosion control for the slope, according to the City's Landscape Regulations, is required for the project. The revegetation requirements for the slope proposed is to plant native or naturalized ground cover consisting of rooted cuttings or hydroseed mix, and native or naturalized trees and shrubs, minimum 1 gallon size, planted at a minimum rate of one plant per 100 square feet of disturbed area. The proposed project complies with the revegetation requirements and other applicable Landscape Regulations.

4. Landscaping along Lansdale shall be maintain by the project by the establishment of an HOA for this purpose.

Staff's response: The City does not specifically require Homeowners' Association (HOA) to be responsible for landscape maintenance. Staff has not made this a condition. The City does require the applicant to identify who will be responsible for the landscape maintenance. The applicant has informed staff and has indicated on the notes of the Landscape Plan that maintenance of all required landscaping will be the responsibility of the individual property owners.

CONCLUSION

Staff has reviewed the application for the Public Right-of-Way Vacation, Tentative Map and Site Development Permit. The proposed Lansdale project would conform to the land use designation of the Carmel Valley Neighborhood 7 Precise Plan and development regulations of the Carmel Valley Planned District. The proposed development is compatible with the surrounding single family developments. Staff has determined the required findings can be made to support the Public Right-of-Way Vacation, Tentative Map and Site Development Permit. Draft conditions of approval have been prepared for the project (Attachment 8). Findings required to approve the project are included in two draft resolutions (Attachment 9 and 10). Staff recommends that the Planning Commission recommend to the City Council approval of the Public Right-of-Way Vacation, Tentative Map and Site Development Permit.

ALTERNATIVES

1. **Approve** Tentative Map and Public Right-of-Way Vacation No. 334087 and Site Development Permit No. 427982, **with modifications.**

2. **Deny** Tentative Map and Public Right-of-Way Vacation No. 334087 and Site Development Permit No. 427982, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

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ESCOBAR-ECK/CTC

Attachments:

1. Community Plan Land Use Map
2. Aerial Photograph
3. Project Location Map
4. Tentative Map
5. Tentative Map with Proposed Street Vacation detail
6. Design Guidelines
7. Landscape Plans and Brush Management Plans
8. Draft Permit with Conditions
9. Draft Permit Resolution with Findings
10. Draft Tentative Map Resolution with Conditions
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Data Sheet
14. Project Chronology