



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** September 13, 2007 **REPORT NO. PC-07-117**

**ATTENTION:** Planning Commission, Agenda of September 20, 2007

**SUBJECT:** 1020 PROSPECT TENTATIVE MAP - PROJECT NO. 123279  
PROCESS FOUR

**OWNER/  
APPLICANT:** 1020 Prospect Street, LP  
Henry Gotthelf

### SUMMARY

**Issue(s):** Should the Planning Commission approve a Tentative Map, Coastal Development Permit and Site Development Permit to create sixteen residential condominiums and three commercial condominium units in an existing four-story, commercial office building?

**Staff Recommendation:** APPROVE Tentative Map No. 476862, Coastal Development Permit No. 420825 and Site Development Permit No. 476860

**Community Planning Group Recommendation:** On May 3, 2007, the La Jolla Community Planning Association voted 12-0-0 to approve the project with no conditions.

**Environmental Review:** The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(k), on March 5, 2007, and the opportunity to appeal that determination ended on March 26, 2007.

**Fiscal Impact Statement:** All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** Approval of the sixteen residential condominium units to condominium ownership would result in an increase of sixteen residential for sale market-rate units. The applicant has elected to pay the Inclusionary Affordable Housing In-Lieu fee of \$247,516.06 (39,226 X \$6.31).

## **BACKGROUND**

The project site is 0.537 acres and is located at 1020 Prospect Street in the La Jolla Planned District Zone 1A, the Coastal Overlay (non appealable), the Coastal Height Limit and Beach Impact Overlay Zones within the La Jolla Community Plan (Attachment 2).

The proposed subdivision constitutes, by definition, Coastal Development, which pursuant to San Diego Municipal Code (SDMC), Section 126.0702, requires a Coastal Development Permit. A Site Development Permit is required pursuant to SDMC Section 151.0201, due to the site being located within the La Jolla Planned District. A Tentative Map is required by the Land Development Code (Section 125.0410), for the proposed division of the property into nineteen condominium dwelling units.

The site is currently improved with a 43,583 square foot, four-story, commercial building with a 40,558 square foot, underground parking garage. The modern concrete frame building was originally constructed in 1968. The building is 70 feet 8 ½ inches in height. The structure was built prior to the 30-foot coastal height limit (Prop D) adopted on December 12, 1972 and the Zone 1A 30-foot height limit adopted October 29, 1984, and therefore, has previously conforming rights to maintain the existing height. The existing structure also has previously conforming right to the existing Floor Area Ratio (F.A.R). Under current code, the maximum F.A.R. is 1.3 (30,435 square feet), the existing F.A.R. is 1.86 (43,583 square feet).

## **DISCUSSION**

### **Project Description:**

The proposed project includes the creation of sixteen new residential condominiums and three commercial condominium units in an existing four-story, commercial building with underground parking.

The sixteen new residential condominiums will have two to three bedrooms and will range in size from 1,424 square feet to 2,670 square feet. The 3 commercial units will range from 1,105 square feet to 2,136 square feet. The commercial units will be located on the front 50% of the first floor. The rear 50% of the first floor will be residential, in addition to the other three floors. The proposed project requires 37 parking spaces, however, the underground parking garage has 94 parking spaces that will be maintained. Other than the addition of windows on the east and west side and minor ornamental changes, the exterior of the structure will remain the same. The interior of the existing commercial building will be completely demolished and reconfigured for the new condominiums.

### **Community Plan Analysis:**

The La Jolla Community Plan designates the project site for community commercial (29 dwelling units per acre). The Community Plan encourages mixed use development in the commercial areas of the community, therefore this project is consistent with this land use designation.

The character of the existing neighborhood consists of mostly commercial uses with some residential. There are several older mixed use projects within the immediate area of this project, primarily located along Girard Avenue.

The Community Plan recommends incorporating open areas such as plazas into the design. The proposed project includes an existing open air plaza facing Prospect Street, which can be used by the public. The Community Plan also recommends that mixed use projects offer alternative energy technologies. The proposed project will be providing energy efficient appliances, high efficiency fixtures (toilets, showers, faucets), and energy efficient lighting in the redesign of the existing building.

**Conclusion:**

Staff has reviewed the proposed Tentative Map, Coastal Development Permit and Site Development Permit and determined that the required findings can be made (Attachment 8). The LJCPA voted unanimously to approve the project with no conditions (Attachment 10).

**ALTERNATIVES**

1. Approve Tentative Map No. 476862, Coastal Development Permit No. 420825 and Site Development Permit No. 476860, with modifications.
2. Deny Tentative Map No. 476862, Coastal Development Permit No. 420825 and Site Development Permit No. 476860, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

  
\_\_\_\_\_  
Mike Westlake  
Program Manager  
Development Services Department

  
\_\_\_\_\_  
Edith Gutierrez  
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
6. Project Elevations

7. Draft Permit with Conditions
8. Draft Resolution with Findings
9. Draft Tentative Resolution
10. Community Planning Recommendation
11. Ownership Disclosure
12. Project Chronology