



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** September 20, 2007 **REPORT NO. :** PC-07-133

**ATTENTION:** Planning Commission, Agenda of September 27, 2007

**SUBJECT:** LA JOLLA KEARSARGE - PROJECT NO. 114396  
PROCESS FOUR

**OWNER/  
APPLICANT:** Louis Beacham, William Walsh, Alan Ritchie and Russell Ingledew/  
Tim Martin, Martin Architecture

### SUMMARY

**Issue(s):** Should the Planning Commission approve a Planned Development Permit, Site Development Permit and Coastal Development Permit for a lot line adjustment, with deviations from the development regulations to relocate a designated historic structure and construct a new single family residence?

### **Staff Recommendation:**

1. **CERTIFY** Mitigated Negative Declaration No. 114396 and **ADOPT** the Mitigation Monitoring and Reporting Program; and
2. **APPROVE** Planned Development Permit No. 386484, Site Development Permit No. 386481 and Coastal Development Permit No. 385449

**Community Planning Group Recommendation:** On March 15, 2007, the La Jolla Community Planning Association voted 7-2-1 to approve the project without conditions.

**Historical Resources Board Recommendation:** On August 23, 2007, the Historical Resources Board voted 6-0-0 to approve the project.

**Environmental Review:** A Mitigated Negative Declaration, Project No. 114396, has been prepared for the project in accordance with the State of California Environmental 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:** All costs associated with the project are being paid by the applicant.

**Code Enforcement Impact:** There are no code violations on the site.

**Housing Impact Statement:** The project proposal will add one single family dwelling unit on an existing legal lot. The net effect will be the addition of one dwelling unit to the La Jolla Community Plan.

## **BACKGROUND**

The project site is located at 1745 Kearsarge Road in the RS-1-5 zone and Coastal Overlay zone within the La Jolla Community Plan area (Attachment 2). The project site consists of two contiguous legal lots that have a north/south orientation and extend between Kearsarge Road on the north and Crespo Drive on the south (Attachment 1). There is currently one single family residence, with the address of 1745 Kearsarge Road, which straddles both lots. The original residence was constructed in 1925, with additions constructed in the 1960s and 1970s. On September 7, 2005, and November 2, 2005, before purchasing the property, the applicants met with the Historical Resource Board's Design Assistance Subcommittee (DAS) for advice on the appropriate treatment for this property because the 1925 residence was considered a potential historical resource. The applicant's objective was to allow the full use of both legal lots which were currently improved with a single residence straddling the lot line. The DAS supported a treatment which would allow the two lots to be developed by relocating the historical structure to one lot and constructing a new residence on the other lot. The DAS also agreed that a change in the lot configuration from the north/south configuration to an east/west configuration would be appropriate because, in this manner, the impacts to the historical structure would be limited (Attachment 11).

On January 26, 2006, the original 1925 portion of the residence was designated as Historical Resource #740. The later constructed portions were excluded from the designation. After designation, the applicants continued to work with DAS to develop the most appropriate treatment for the resource. During the course of meetings held on May 3, 2006, June 7, 2006 and July 5, 2006, DAS provided advice on the size, location and design of proposed additions to the historical resource and the materials and exterior finishes to be used. DAS strongly encouraged the retention of the mature cedar tree on the site. After the tree was determined by a certified arborist to be a valuable and healthy specimen, the project was redesigned to incorporate the tree, creating the need for setback deviations. DAS supported the final design and found that the project, as proposed, would comply with the Secretary of the Interior's Standards for Rehabilitation.

## **DISCUSSION**

### **Project Description:**

The project proposes a lot line adjustment, the construction of a new 4,460 square foot single family residence with a 2-car garage on Parcel B, and the relocation of a historically designated single family residence to a new foundation, with additions, on Parcel A (Attachment 5). The proposal requires a Planned Development Permit for deviations to the development regulations for lot depth; a Site Development Permit for the relocation of a Historically Designated Structure with deviations to lot area, lot depth, side and rear setbacks; and a Coastal Development Permit for development within the Coastal Zone.

### **Community Plan Analysis:**

The proposed relocation of one historically designated single family dwelling unit and the addition of a new residence in the La Jolla Community Plan area are consistent with the community plan. The proposed project is located on parcels that are designated for very low density single family residences, 0-5 dwelling units per acre.

The Community Plan recommends that new residences fit into the overall character of the neighborhood. The relative bulk and scale of the historic structure and the proposed new residence appears to be in keeping with the neighborhood. The proposed new residence steps down from the streetscape to minimize the bulk and scale of the building. The historic residence will be relocated closer to the street and restored. Planning staff supports the proposed relocation of the historic residence, lot line adjustment and proposed new residence as the proposal complies with the Land Development Code and the character compatibility recommendations in the Community Plan.

### **Environmental Analysis:**

The City of San Diego conducted an Environmental Initial Study which determined that the project could have a significant environmental effect to Historical Resources (Architecture). An historical assessment was completed for the project which concluded that the building on the site was considered to be an architecturally significant example of Tudor style architecture. On January 26, 2006, the original 1925 portion of the residence was designated as Historical Resource No. 740. Preservation of the structure will be accomplished by relocating it to a new foundation on site with the same orientation to the street, consistent with the Secretary of Interior Standards. The inclusion of the mitigation measures described in Section V of the Mitigated Negative Declaration would preclude significant environmental impacts.

The geologic conditions, paleontology and historical resources (archaeology) were considered in more depth during the review of the project. No significant impacts were identified and no mitigation is required.

### **Project-Related Issues:**

The proposed project has been designed to permit the retention and rehabilitation of a local historical resource on its original site and in its original orientation parallel to the Kearsarge Road frontage, in accordance with the recommendations of the Design Assistance Subcommittee of the Historical Resources Board. In order to achieve these objectives, the lot configuration will be changed from a vertical north/south configuration to a horizontal east/west configuration. The lower lot (Parcel A), consisting of 7,616 square feet and accessible from Kearsarge Road, will contain the historical resource and the upper lot (Parcel B), consisting of 8,000 square feet and accessible from Crespo Drive, will contain a new residence. This will allow the use of both lots for single family residences consistent with their zoning (Attachment 5).

Special consideration has been taken to allow the retention and rehabilitation of the Historical Resource (structure) while also maintaining its original site and in its original orientation parallel to the Kearsarge Road frontage. These decisions were made under the guidance and recommendations of the Design Assistance Subcommittee of the Historical Resources Board.

### **Deviations**

A Site Development Permit is being requested for deviations to the minimum lot area, lot depth, side, and rear setbacks for Parcel A. Deviations may be permitted if necessary to comply with Chapter 14, Article 3, Division 2 (Historical Resources Regulations), per LDC Section 143.0360(a)(b). A Planned Development Permit is being requested for deviations to the minimum lot depth for Parcel B.

Development Regulations	Required	Proposed – Parcel A	Proposed – Parcel B
Min. Lot Area	8,000 sq. ft.	7,616 sq. ft.	8,000 sq. ft.
Min. Lot Width	60 feet	99 feet	100 feet
Street Frontage	60 feet	98 feet	101 feet
Lot Depth	100 feet	76.06 feet	79.76 feet
Min. Front Setback	6 feet	6 feet	6 feet
Min. Side Setback	9.8 feet (Parcel A) 10 feet (Parcel B) 7.8 feet (with 20% deviation for historic)	8 feet	10 feet
Min. Rear Setback	7.6 feet (Parcel A) 8 feet (Parcel B) 6.06 (with 20% deviation for historic)	6.4 feet	8+ feet

Staff supports the requested deviations as they are the minimum necessary to allow the property owner full use of both existing lots, as well as preserve the Historical Resources.

### **Critical Project Features to Consider During Substantial Conformance Review**

Site Design and Architecture -Any changes in site design or architecture should be reviewed and accepted by the Design Assistance Subcommittee of the Historical Resources Board.

Landscaping- The mature Cedar tree is also a designated resource. Changes in site design or development within proximity to this resource should be reviewed by both the Design Assistance Subcommittee of the Historical Resources Board and LDR-Landscape.

Parking-Off site and onsite parking should not be reduced.


### **Conclusion:**


The proposed reconfiguration of the existing lots and the relocation of the existing historically designated structure meets the requirements of the Land Development Code and policy documents, and staff finds the project consistent with the recommended land use, design guidelines and development standards in effect for this site per the La Jolla Community Plan and the Local Coastal Program Land Use Plan. Findings can be supported for all required permits and the potential impacts to the historically designated residence can be mitigated to a level consistent with the Secretary of Interior Standards and acceptable to the Historic Resource Board.

### **ALTERNATIVE**

1. **CERTIFY** Mitigated Negative Declaration No. 114396, and **ADOPT** Mitigation Monitoring Reporting Program (MMRP); and **APPROVE**-Planned Development Permit No. 386484, Site Development Permit No. 386481 and Coastal Development Permit No. 385449, with modifications.
2. **Do Not CERTIFY** Mitigated Negative Declaration No. 114396), and do Not **ADOPT** Mitigation Monitoring Reporting Program (MMRP); and **DENY**-Planned Development Permit No. 386484, Site Development Permit No. 386481 and Coastal Development Permit No. 385449, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

  
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Mike Westlake  
Program Manager  
Development Services Department

*for*   
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Helene Deisher  
Project Manager  
Development Services Department

## BOEKAMP/HMD

### Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plans
6. Draft Permit with Conditions
7. Draft Resolution with Findings
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Chronology
11. Site Photos