



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: October 5, 2007 **REPORT NO. PC-07-134**

ATTENTION: Planning Commission, Agenda of October 11, 2007

SUBJECT: JOHNSON RESIDENCE - PROJECT NO. 117991 PROCESS FOUR

OWNER/ Arthur and Rise Johnson

APPLICANT:

SUMMARY

Issue(s): Should the Planning Commission approve a request to construct a 474 square-foot addition to an existing 3-level single-family residence to result in 3,308 square-feet of habitable floor area and 692 square feet of lower level garage floor area located at 1857 Viking Way in the La Jolla Community Plan Area?

Staff Recommendation:

1. **CERTIFY** Mitigated Negative Declaration (MND) No. 117991 and **ADOPT** the Mitigation, Monitoring and Reporting Program (MMRP); and
2. **APPROVE** Site Development Permit No. 399348.

Community Planning Group Recommendation: On July 5, 2007, the La Jolla Community Planning Association voted 10-0-0 to recommend approval with no conditions (Attachment 10).

Other Recommendations:

On June 28, 2007, the Historic Resources Board (HRB) designated the proposed site (HRB No. 818) under HRB Criteria A, reflecting special elements of the City's historical, archaeological, and cultural development, Criterion C, as an excellent example of the Spanish Eclectic Monterey style of architecture, and Criterion D, as an example of quality construction practices associated with a Master Builder Dennstedt Company. On September 27, 2007, the HRB recommended approval of the Supplemental Finding-Important Archaeological Sites and Traditional Cultural Properties, pursuant to the City's Land Development Code (LDC) Section No. 126.0504(f) for the proposed project. A recommendation by the HRB is required prior to the Planning Commission decision on a

Process 4 Site Development Permit when a historical district or designated historical resource is present, pursuant to LDC Section 126.0503(b)(2).

Environmental Review: A Mitigated Negative Declaration (MND) No. 117991 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines, which addresses potential impacts to Historical Resources (Archaeology). A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project to reduce the potential impacts to a level below significance.

Fiscal Impact Statement: None with this action. 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: The project proposes to construct a 474 square foot, two-story addition, and remodel an existing single-family residence. Therefore, this project is exempt from the requirements of the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code), and does not impact housing.

BACKGROUND

The project site is located at 1857 Viking Way, north of Torrey Pines Road (Attachment 1), in the SF (Single-Family) Zone of La Jolla Shores Planned District within the La Jolla Community Plan Area (Attachment 3). The property falls within the Coastal Overlay Zone (Non-Appealable Area 2), the Coastal Height Limitation Overlay Zone, the Transit Area Overlay Zone, Residential Tandem Parking, and the Parking Impact Overlay Zone within the La Jolla Community Plan and Local Coastal Program Areas. The La Jolla Community Plan designates the site and adjacent properties as low density residential (5-9 dwelling units per acre). The site is surrounded by single-family residential development, and the site and the surrounding properties are zoned SF.

The property is currently developed with a two-story with a basement, 2,846 square-foot, three-bedroom, single-family residence. The existing wood frame residence was constructed in 1935 in the Spanish Eclectic Monterey style with stucco, low pitch gabled roof, and street facing cantilevered open columned balcony. The Design Assistance Subcommittee and HRB staff reviewed the proposed alterations to the designated structure and found them to be consistent with the Secretary of the Interior's Standards. Therefore, in accordance with the Land Development Code, a Site Development Permit addressing this aspect of the project is not required. Development of the proposed project requires the approval of a Site Development Permit because of the presence of an important archaeology site.

The property is located within the mapped boundaries of a regionally significant archaeological site known as the Spindrift Site (CA-SDI-39/17, 372, SDMM-W-1). The site encompasses a large habitation area known to its Kumeyaay inhabitants as Mut kula xuy/Mut lah hoy ya (place of many caves). The area is composed of several large middens, temporary camps, pottery and lithic scatters, various shell scatters, and burials. The site is composed of multiple, consecutive layers

representative of different cultural phases found in the San Diego region; and the Spindrift site area has undergone extensive development due to intensive grading for homes, streets, and utilities over the past 70 years.

DISCUSSION

Project Description:

The applicant proposes the construction of a 474-square-foot addition to an existing two-story, 2,846-square-foot single-family residence to result in 3,308 square-feet of habitable floor area and 692 square feet of lower level garage floor area. The addition would be comprised of an 11-square-foot addition to the basement, a 19-square-foot addition to the first floor; and, a 444-square-foot second floor addition. Scope of work would include repairs to the foundation; a new trash enclosure; rear raised planters; exterior trellis; and, an aboveground fire pit. In addition the front entry steps would be rebuilt within the existing location (Attachment 5).

The existing residence was found to be significant in terms of architectural style, master builder, however the additions have been found to be in compliance with the Secretary of Interior standards. The project is in conformance with the development regulations and design criteria of the La Jolla Shores Planned District Ordinance, and no deviations from the regulations are requested or needed for the proposed development.

The property is located within the mapped boundaries of a regionally significant archaeological site known as the Spindrift Site (CA-SDI-39/ SDM-W-1). The Historic Resource Board's first designation of a portion of the Spindrift Site was for the property at 1900 Spindrift in 1999 (HRB No. 390), while another portion of the Spindrift Site at 1876 Torrey Pines Road was designated in 2003 (HRB No. 390). On June 28, 2007, the Historic Resources Board (HRB) designated the proposed site (HRB No. 818) under HRB Criteria A, reflecting special elements of the City's historical, archaeological, and cultural development, Criterion C, as an excellent example of the Spanish Eclectic Monterey style of architecture, and Criterion D, as an example of quality construction practices associated with a Master Builder Dennstedt Company. On September 27, 2007, the HRB recommended approval of the Supplemental Finding-Important Archaeological Sites and Traditional Cultural Properties, pursuant to the City's Land Development Code (LDC) Section No. 126.0504(f) for the proposed project. The designation brings with it the responsibility of maintaining the site in accordance with the U.S. Secretary of the Interior's Standards and the City's Land Development Code.

Development of the proposed project requires the approval of a Site Development Permit for development with the presence of on-site cultural resources.

Community Plan Analysis:

The project site is located at 1857 Viking Way, north of Torrey Pines Road, in the La Jolla Community Plan Area. The La Jolla Community Plan (LJCP) designates the site and adjacent properties as low density residential (5-9 dwelling units per acre). This density range is characterized as a single family residential dwelling unit on a 5,000- 7,000 square foot lots and approximately 20-percent of the community plan area is developed through this category.

The Residential Element of the LJCP identifies Community Character as common development patterns and streetscape themes throughout the neighborhood. Elements of character are illustrated through bulk and scale, street and site fixtures, and materials and colors used in pavement and in structural design. One of the goals within the LJCP is to maintain the character of the residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes, and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. Staff has determined that the proposed addition is not out of scale with the surrounding neighborhood and the addition does preserve the existing character and historicity of the home. This site is not identified in the community plan and local Coastal Program as related to visual access, public access and pedestrian orientation.

Environmental Analysis:

A Mitigated Negative Declaration (MND) has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines, which addresses potential impacts; and a Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project to reduce the potential impacts to a level below significant. The following Historical Resource issues were considered during review and determined to be significant:

Structural: Historical Resources Board staff determined that the subject structure is an excellent example of the Spanish Eclectic Monterey style of architecture, evidencing many characteristic's of the style including the street-facing cantilevered open columned balcony; and therefore, recommended designation of the Hazel Wier/Dennstedt Company House under HRB Criterion C (Architecture) and Criterion D (Master Builder).

In addition, the project was reviewed by Historical Resources Board staff and it was determined that the proposed addition would be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City's Historical Resources Regulations. Therefore, in accordance with the Regulations, a Site Development Permit is not required for the proposed addition.

Archaeological: "A Cultural Resources Study for the Johnson Residence (Revised July 26, 2007)." The archaeological report included archival records search for the proposed project and immediate vicinity from the South Coastal Information Center (SCIC) at San Diego State University, and completion of a pedestrian field survey within the project boundary. Brian F. Smith & Associates (Revised July 26, 2007). The archaeological report included archival records search for the proposed project and immediate vicinity from the South Coastal Information Center (SCIC) at San Diego State University, and completion of a pedestrian field survey within the project boundary.

The Johnson Residence lot was substantially altered by urban landscaping and construction for the original residence and basement garage resulting in extensive disturbance within this portion of the archeological site. Therefore, the focus of the study was to determine if the portion of SDI-39 located within the project area was intact and retained integrity. According to the report and record search results, the project area has not been subject to a cultural resources investigation. Both

prehistoric and historic sites have been recorded within one-mile of the project. A review of reports from projects in the immediate area of the current project indicated property that elements of SDI-39 had been discovered throughout the southern portion of the La Jolla Cove area.

Because development is proposed within a recorded archaeological site, a survey and testing program (which included the removal of portions of cement overburden and subsequent excavation in the backyard) was carried out to assess the potential of encountering intact elements of the site. Testing included the excavation of three shovel test pits and two test units. These test units indicated that elements of the Spindrift site occurs within the eastern portion of the project; however this cultural deposit is disturbed and does not retain integrity. In addition to the archaeological survey and testing program, Brian F. Smith & Associates monitored geotechnical work completed by Christian Wheeler Engineering. No cultural material was observed during the geotechnical testing program and no other cultural resources were identified in other portions of the property, which was severely disturbed by the development of the neighborhood in the 1920s and by the grading for this lot. A Native American monitor provided input to ensure that cultural concerns were incorporated into the mitigation program. The identified elements of SDI-39 within this property have been determined to be disturbed, and therefore lack research potential. However, due to the significant nature of SDI-39 throughout the La Jolla neighborhood, coupled with the discovery of human remains in nearby properties, any impacts to this resource would be considered significant. As such the Spindrift Archaeological Site #4 was designated under Historical Resources Board Criterion A (Archaeology), exemplifying and reflecting special elements of the City's historical archaeological and cultural development. A Site Development Permit is required because the project would result in direct impacts to an important archaeological site and a designated Historical Resources.

A Mitigation/Monitoring Program based on the results of an approved testing program was created in consultation with the Native American Most Likely Descendent specifically for the proposed project's new construction and the adaptation/rehabilitation of the existing foundations. The mitigation program would reduce and/or minimize impacts to historical resources within the property and has been designed specifically to address issues related to the potential for discovery of human remains at the project site. Implementation of the entire Mitigation, Monitoring and Reporting Program (Refer to Section V of the MND), is required to reduce any impacts to subsurface deposits to below a level of significance. As part of the mitigation program intended to preserve the cultural resources, a conservation easement would be placed over the unbuilt portion of the site. The easement area would be capped with geogrid and a minimum of one-foot of topsoil to protect the site's existing cultural resources.

During the review of the project the environmental issues for *Geology* were considered in detail, but were determined not to be significant.

Critical Project Features to Consider During Substantial Conformance Review

- Historical - The building design and/or site design should be fully analyzed for any revisions to ensure the changes would not impact any archaeological and/or cultural resources located below and around the site.
- Height, Bulk and Scale - The building design and/or site design should be fully analyzed for

any revisions to the building height and/or the bulk and scale of the building to ensure the changes would be in architectural harmony with the surrounding neighborhood and community.

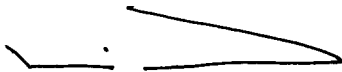
Conclusion:

The project meets all applicable regulations 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 adopted La Jolla Shores Planned District and the La Jolla Community Plan, the Local Coastal Program Land Use Plan, the Progress Guide and General Plan, and the Strategic Framework Element.

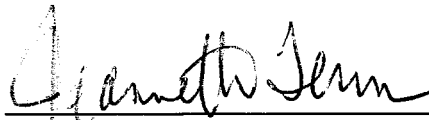
ALTERNATIVES

1. **CERTIFY** Mitigated Negative Declaration (MND) No. 117991 and **ADOPT** the Mitigation, Monitoring and Reporting Program (MMRP); and **APPROVE** Site Development Permit No. 399348, **with modifications.**
2. **Do Not CERTIFY** Mitigated Negative Declaration (MND) No. 117991 and **Do Not ADOPT** the Mitigation, Monitoring and Reporting Program (MMRP); and **DENY** Site Development Permit No. 399348, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



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Program Manager
Development Services Department



Jeannette Temple
Development Project Manager
Development Services Department

WESTLAKE/JT

Attachments:

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

Job Order Number 42-7178