

DATE ISSUED: November 8, 2007 **REPORT NO. PC-07-154**
ATTENTION: **Planning Commission, Agenda of** November 15, 2007
SUBJECT: SEACREST - PROJECT NO. 134855 PROCESS FOUR
OWNER/ Hornblend at Mission LLC
APPLICANT: Sasha Hopstock, Golba Architecture

SUMMARY

Issue: Should the Planning Commission approve the demolition of existing structures and the construction of 12 residential for-rent units with 2,477 square feet of commercial space in a three-story mixed-use building at 732 and 748 Hornblend Street within the Pacific Beach Community Plan?

Staff Recommendation:

1. **Certify** Mitigated Negative Declaration No. 134855 **Adopt** the Mitigation, Monitoring, and Reporting Program; and
2. **Approve** Coastal Development Permit No. 468135 and Planned Development Permit No. 482837.

Community Planning Group Recommendation: On September 26, 2007, the Pacific Beach Planning Committee voted 13-0-0 to approve the project as presented (See Attachment 17).

Other Recommendations: None with this action.

Environmental Review: Mitigated Negative Declaration No. 134855 has been prepared for the project in accordance with 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 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 Pacific Beach Community Plan designates the proposed site for visitor commercial. However, to promote transit and pedestrian use along the community's commercial spines, mixed-use commercial projects are allowed with a density of up to 43 dwelling units per acre. The site currently has a mixture of commercial and residential uses, including one residential unit. The proposed project would provide 12 new residences and approximately 2,477 square feet of commercial space, resulting in a net increase of 11 residences on site. The project would meet the requirements of the Affordable Inclusionary Housing Ordinance by paying an in lieu fee.

BACKGROUND

The project site is located at 732 and 748 Hornblend Street in the CV-1-2 Zone, Coastal Overlay Zone (Appealable to the California Coastal Commission), Coastal Height Limit Overlay Zone, First Public Roadway, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone, within the Pacific Beach Community Plan, approximately 300 feet from the Pacific Ocean (See Attachment 3). The 0.28-acre site is surrounded by commercial development beyond Mission Boulevard to the east, Hornblend Street to the south, an alley to the north, and residential development to the west, immediately adjacent to the project site.

The site and surrounding area is zoned CV-1-2 and is designated for Visitor-Commercial use in the Pacific Beach Community Plan. The residential density allowed under the CV-1-2 Zone is one dwelling unit per 1,500 square feet, whereas the Pacific Beach Community Plan allows up to one dwelling unit per 1,013 square feet. Based on the square footage of the lot, the maximum density allowed per the CV-1-2 Zone would be 8 units, whereas the maximum density allowed per the Pacific Beach Community Plan would be 12 units.

The project site has been previously graded and is currently developed with an existing single-family residence that was built in 1920 and remodeled in 1940, an unoccupied commercial building, and a retail/commercial building. A plywood shed was located on the corner of Mission Boulevard and the alleyway and has since been demolished. None of the existing structures were found to be of historic significance, and each would be demolished to prepare the site for the proposed development.

The site is not located within or adjacent to the Multi-Habitat Planning Area of the City's Multiple Species Conservation Program and is located within an existing urbanized area currently served by police, fire, and emergency medical services.

DISCUSSION

Project Description:

The Seacrest project would require a Coastal Development Permit and Planned Development Permit to demolish the existing structures and construct a three-story mixed-use building at the northwest corner of Mission Boulevard and Hornblend Street. The development would include 12 residential for-rent units totaling 15,651 square feet and consisting of eleven (11) units with two bedrooms and two and a half baths and one (1) unit with one bedroom and one and a half

baths. The development would also include approximately 2,477 square feet of commercial space, 665 square feet of public (transit plaza) space, 12,067 square feet of parking area, and 5,549 square feet of circulation and support area. The two-bedroom residential units would range in size from 1,177 square feet to 1,525 square feet and the one-bedroom residential unit would total 712 square feet.

The current design is deviating from the San Diego Municipal Code regulations governing density of the underlying zone, and staff is in support of the requested deviation. For further discussion of the requested deviation, please see the Project Related Issues section of the report below. Other than the proposed deviation described, the proposed development would comply with the applicable regulations of the San Diego Municipal Code.

The proposed development is estimated to generate 171 average daily trips with 9 morning peak-hour trips and 16 afternoon peak -hour trips. Per City of San Diego Traffic Impact Study Manual, a traffic study is not required since total trips generated by the proposed development is well below the set threshold of 1,000 daily trips.

Based on City of San Diego Municipal Code Sections 142.0525 and 142.0530, the parking requirement for the proposed Seacrest Development is 29 spaces. Of the 29 parking spaces, there would be a requirement for two (2) accessible parking spaces, three (3) motorcycle spaces and eight (8) bicycle spaces. The proposed development is providing 34 parking spaces, or 5 spaces in excess of the requirements of the City of San Diego Municipal Code. The project would provide vehicular access to the site from the alleyway to a one-level underground parking garage and surface parking area, and from the fronting street to another surface parking area.

The project site is directly served by two bus routes (Routes 8/9 and 30) each with a 15 minute frequency, and is within one block of Route 27, with a frequency of 30 minutes. The project site is located within walking distance of many restaurants and retail shops, and is within 4 blocks of the Pacific Beach Public Library.

Grading would include approximately 5300 cubic yards of soil cut and export within the 0.28-acre site. Proposed landscaping for the entire site would include trees such as Mexican Fan Palms, King Palms, and New Zealand Christmas trees; shrubs such as True ginger, Big Blue Lily Turf, and Kaffir Lilies; and vines and groundcover such as Star Jasmine, Passion Vine, and Creeping Fig.

The project site is located in a seismically active region of California, and therefore, the potential exists for geologic hazards, such as earthquakes and ground failure. The property is mapped with Geologic Hazard Ratings of 52 (Level or sloping terrain, favorable geologic structure, low risk) as shown on the City's Seismic Safety Study Geologic Hazards Maps. Proper engineering design of the proposed structures would be verified prior to building permits being issued. This would ensure that the potential for geologic impacts from regional hazards would be below a level of significance, requiring no mitigation.

The project design incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected on-site energy consumption, and was therefore, processed through the City's Affordable/Infill Housing and Sustainable Buildings Expedite Program.

Community Plan Analysis:

The proposed construction is for 12 new multi-family residences, commercial and retail space, located within the Pacific Beach Community Plan area. The Pacific Beach Community Plan designates this site for visitor commercial use. The maximum density for this site is up to 43 dwelling units per acre. The proposed development is consistent with this land use designation. The community plan recommends promoting pedestrian and transit use by allowing for mixed-use commercial projects located along the community's commercial spines to have higher residential densities. The proposed project density is in compliance with this policy recommendation because the project proposes to develop at 43 dwelling units per acre.

The policy recommendations of the Pacific Beach Community Plan are to promote a mixture of commercial uses and to actively encourage mixed-use residential, office and commercial development along Mission Boulevard. The plan also recommends that projects incorporate pedestrian and transit-oriented features into the project design.

The Pacific Beach Community Plan recommends that new commercial development shall incorporate landscaping treatments as identified in the streetscape recommendations of the plan. The plan recommends broad headed evergreen trees to be planted in tree grates along Mission Boulevard and vertical accent trees such as palms at the corners. The project is consistent with this recommendation.

The proposed project implements the Transit-Oriented Development Standards as the project minimizes building setbacks, locates parking to the rear of the building and articulates the building facades to provide for a variety of architectural detail. The proposed building also orients the commercial space to the street. The proposed new development as designed implements the community plan.

Environmental Analysis:

The City of San Diego conducted an Initial Study, which determined that the proposed project construction could potentially result in significant but mitigable impacts in the area of Paleontological Resources. This impact area is discussed in the Mitigated Negative Declaration and Initial Study documents.

During the environmental review of the project, it was determined that Subsequent revisions in the project proposal created specific mitigation, which is identified in Section V of the Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report was not required. Mitigated Negative Declaration Number 134855 was finalized for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring, and Reporting Program would be implemented which would reduce, to below a level of significance, the potential environmental impacts identified from the environmental review process for Paleontological Resources.

Project-Related Issues:

Residential Density Deviation – The CV-1-2 (Commercial-Visitor) Zone allows a maximum density of one dwelling unit per 1,500 square feet of lot area. Given a project site of 12,397 square feet, the CV-1-2 Zone would allow a maximum of 8 dwelling units. However, to promote transit and pedestrian use along Mission Boulevard, the Pacific Beach Community Plan allows a maximum density of 43 dwelling units per acre, or one dwelling unit per 1013 square feet of lot area, for those projects designed as a transit-oriented development. Given the project site of 12,397 square feet, and that the proposed project has been designed to conform to the Transit-Oriented Development Standards outlined by the Pacific Beach Community Plan, the Pacific Beach Community Plan would allow the development of 12 residential units on the site. In order to deviate from the regulations of the CV-1-2 Zone, and meet the density allowed by the Pacific Beach Community Plan, the applicant has requested the processing of a Planned Development Permit. Staff is in support of the deviation and believes that Planned Development Permit findings allowing the deviation can be made.

Other than the proposed deviation described as allowed through the Planned Development Permit process, the proposed development would comply with the applicable regulations of the San Diego Municipal Code, and be consistent with the recommended land-use, design guidelines, and development standards in effect for this site.

Conclusion:

The project proposes to demolish the existing structures and construct a three-story mixed-use building consisting of 12 residential for-rent units and 2,477 square feet of commercial space on a 0.28-acre site. The proposed project would implement several goals and recommendations contained in the Pacific Beach Community Plan, including the development of a mixed-use residential, office and commercial development along Mission Boulevard, which incorporates pedestrian and transit-oriented features into the project design.

The project design incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption. The project also proposes fire-sprinklers throughout the development; residential private open space areas totaling approximately 3,094 square feet and public commercial open space totaling approximately 665 square feet in plazas, courtyards, and decks; a Public Transit Plaza; new street trees, pedestrian-friendly landscaped planters, and enriched paving at the building entries.

The project has been reviewed in accordance with all applicable development regulations and the Pacific Beach Community Plan and Local Coastal Program, the City's Progress Guide and General Plan, and the California Environmental Quality Act. Staff has determined the project complies with the applicable development regulations and would be consistent with the purpose and intent of the underlying zones. Staff believes the mixed-use infill project is well designed and would be an asset to the neighborhood. Staff has provided the required findings to affirm the project and recommends that the Planning Commission approve the project as proposed.

ALTERNATIVES

1. **Certify** Mitigated Negative Declaration No. 134855, **Adopt** the Mitigation Monitoring and Reporting Program, and **Approve** Coastal Development Permit No. 468135 and Planned Development Permit No. 482837, with modifications.
2. **Do Not Certify** Mitigated Negative Declaration No. 134855, **Do Not Adopt** the Mitigation Monitoring and Reporting Program, and **Deny** Coastal Development Permit No. 468135 and Planned Development Permit No. 482837, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Mike Westlake
Program Manager
Development Services Department

Daniel Stricker
Project Manager
Development Services Department

BOEKAMP/DES

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Legend and Project Data
6. Square Footage Analysis
7. Site Demolition Plan
8. Site Plan
9. Floor Plans
10. Roof Plan
11. Exterior Elevations
12. Site Sections
13. Civil Plans
14. Landscape Plan
15. Draft Permit with Conditions
16. Draft Resolution with Findings
17. Community Planning Group Recommendation
18. Ownership Disclosure Statement
19. Project Chronology