DATE ISSUED: March 12, 2008 **REPORT NO. PC-08-034**

ATTENTION: **Planning Commission, Agenda of March 20, 2008**

SUBJECT: STEBBINS RESIDENCE – PROJECT NO. 51076
PROCESS 4

OWNER/APPLICANT: David Stebbins

SUMMARY

Issue(s): Should the Planning Commission approve or deny a revised project application to allow the demolition of an existing one-story duplex, and the construction of a new 1,749 square-foot, three-story single family residence with an attached carport on a 2,500 square-foot site located at 5166 West Point Loma Boulevard within the Ocean Beach Community Planning Area?

Staff Recommendation:

1. **CERTIFY** Mitigated Negative Declaration No. 51076, and ADOPT the Mitigation, Monitoring and Reporting Program (MMRP); and

2. **Approve or Deny** Coastal Development Permit No. 147134; and

3. **Approve or Deny** Site Development Permit No. 389939; and

4. **Approve or Deny** Variance No. 528347.

Community Planning Group Recommendation: The Ocean Beach Planning Board has not provided a recommendation for the revised project. The Planning Board vote was split 4-4 on the previous application. This issue is discussed further within this report.

Environmental Review: A revised Mitigated Negative Declaration No. 51076 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation Monitoring and Reporting Program (MMRP) has been prepared and will be implemented for Archaeological Resources which will reduce any potential impacts to below a level of significance.

Fiscal Impact Statement: The cost of processing this application is paid for by the applicant.

Code Enforcement Impact: None with this action. There are no open cases within Neighborhood Code Compliance for this property.

Housing Impact Statement: The 0.057-acre site is presently designated for multi-family residential at 15 to 25 dwelling units per acre in the Ocean Beach Precise Plan which would allow 1 dwelling unit on the project site. The proposal to demolish an existing duplex structure and construct a 1-dwelling unit structure on the 2,500 square-foot lot is within the density range of 15 to 25 dwelling units per acre identified in the Precise Plan. The proposal would result in a net loss of 1 dwelling unit in the coastal zone. However, this does not trigger any remedial action to replace affordable housing within the community because it does not meet the Coastal Overlay Zone Affordable Housing Replacement Regulations requiring, "Demolition of a residential structure with three or more dwelling units or demolition of at least eleven units when two or more structures are involved."

BACKGROUND

On March 1, 2007, the Planning Commission unanimously approved a Coastal Development Permit and Site Development Permit to construct a 1,749 square-foot, three-story single family residence with subterranean parking on this site. That decision was appealed to, and heard by the City Council on May 22, 2007. However, the item was continued on four separate occasions in an attempt to discuss alternative designs, and to form a consensus with the property owner and the appellants. While there were several issues included with the appeal, the City Council was primarily concerned with the deviation to FEMA regulations and the Land Development Code to allow the below-grade parking within a flood plain. To resolve that issue, on November 13, 2007, the City Council directed the applicant to eliminate the underground parking and redesign the project with at-grade parking without reducing the square footage, which would require a variance request.

The project now before the Planning Commission is essentially the same 1,750 square-foot, three-story single family residence. The architectural design has not changed nor has the placement of the building on the site. The only significant difference is the project has been revised to include a carport within the street yard setback in lieu of the subterranean parking as originally proposed. Locating the carport in the setback requires a variance which has been added to the project application. In addition to the setback issue, the applicant is requesting an additional variance to reallocate a portion of the floor area not used by the parking structure to be counted as habitable space.

Under normal circumstances, City staff would not support the requested variances for an encroachment into the setback when it has been previously demonstrated that the project could be developed without the deviation. Staff supported the previously proposed underground

parking design and continues to believe it results in a superior project. However, this project does not represent a normal circumstance because the applicant is following specific direction provided by the City Council. Therefore, City staff has provided the appropriate findings to approve the project in the Planning Commission Resolution (Attachment 9).

DISCUSSION

Project Description:

The project is located at 5166 West Point Loma Boulevard (Attachment 1) in the RM 2-4 Zone, and is within the Coastal Overlay Zone (appealable-area), Coastal Height Limit Overlay Zone, First Public Roadway, Beach Parking Impact Overlay Zone, Airport Approach Overlay Zone, Airport Environs Overlay Zone, and the 100-year Floodplain Overlay Zone (Attachment 2). The 0.057-acre site is within the Ocean Beach Precise Plan and Local Coastal Program Land Use Plan (LCP) which designates the property and surrounding neighborhood for multi-family land use at a maximum density of 25 dwelling units per acre (Attachment 3).

The existing single-story, 1,250 square-foot duplex was constructed in 1955. The project site is surrounded by established multi-family residential developments to the west, east, south and Ocean Beach Dog Park to the northwest. The San Diego River is located approximately 650 feet to the north of the proposed development and the Pacific Ocean to the west (Attachment 2).

The project is requesting a Coastal Development Permit (CDP), a Site Development Permit (SDP) and a Variance in accordance with the City of San Diego Land Development Code to demolish an existing single-story duplex and construct a three-story single-family residence with an attached carport on a 2,500 square-foot lot. The project as now proposed includes a request to deviate from the applicable Environmentally Sensitive Lands (ESL) Regulations and a Variance to permit deviations from the applicable development regulations of the Land Development Code.

Coastal Development Permit

A Coastal Development Permit (CDP) is required for the demolition of the existing one-story, duplex and the construction of the new three-story single family residence because the project site is located within the Coastal Overlay Zone. The project is within the appealable-area therefore the final decision by the City may be appealed to the State Coastal Commission.

Site Development Permit

A Site Development Permit in accordance with Process 4 is required to allow for a deviation to the Special Flood Hazard Area, per the City's Environmentally Sensitive Lands Regulations (SDMC Section 143.0110 Table 143-01A). The deviation requested would permit the structure to be constructed one foot above the base flood elevation where the Land Development Code requires two feet. The design proposal at one foot above base flood elevation would be consistent with FEMA regulations and staff can support the requested deviation to the ESL

regulations.

Variance

A Variance to the Land Development Code is required to permit two deviations from the RM-2-4 zone regulations. The requested variance would allow; 1) a reallocation of Gross Floor Area (GFA) from the parking area to the habitable area of the structure, and 2) the construction of the carport within the front setback. The reallocation of GFA is predicated on the RM-2-4 zone requirement in Ocean Beach that limits the Floor Area Ratio (FAR) to 0.7 of the total lot area and further stipulates that 25 percent of the GFA be used for parking. In the case of the Stebbins residence, the proposed carport is an open air design that does not count towards the calculation of either gross floor area or the FAR. Therefore the deviation being requested would allow the habitable area to include all of the gross floor area allowed by the zone with none of the area dedicated to parking. The variance to encroach into the front yard setback with a carport structure is requested as a result of the City Council's direction to design the project without underground parking.

City staff believes the proposed deviations should be considered reasonable based on the substandard lot size (2,500 square-feet) combined with the limitations of the RM-2-4 Zone that apply only in the Ocean Beach and Peninsula communities, and are not applied City-wide. As stated these limitations restrict the allowable FAR to 0.7. Similarly zoned RM-2-4 properties outside of these two communities have a maximum FAR of 1.2 and no requirement to dedicate a portion of the floor area to parking. The variance can be considered necessary to provide a reasonable development on the property in that the site is zoned for multi-family development and the project only proposes a single unit. The variance would provide a better design than would be rendered with strict compliance of the zone which would likely result in a box-like structure necessary to maximize living area at the expense of articulation, design and aesthetics. It should also be noted that parking for all of the existing duplexes is located within the street yard setbacks which is fairly normal for the beach community.

Whereas the new structure may represent a notable change from that of the existing structure and would be dissimilar to the row of old duplexes, the design of the residence would be consistent with new single-family homes throughout the Ocean Beach community and compatible with adjacent two and three-story structures in the neighborhood. Likewise, the proposed residential structure would be consistent with the Ocean Beach Precise Plan that envisioned new and revitalized development, and the project would conform to the Land Development Code regulations with the approval of the appropriate development permits.

Community Plan Analysis:

The project site is designated for multi-family residential in the Ocean Beach Precise Plan with a density yield of 25 dwelling units per net residential acre, and is subject to the Proposition D thirty foot (30') height limit. The goal of the residential designation is to maintain the existing residential character of Ocean Beach as exemplified by a mixture of small-scale residential

building types and styles. The project proposes to construct a single family residence with a density of 25 dwelling units per acre and will not have a detrimental impact on the community plan designation.

The project includes the demolition of an existing duplex and construction of a 1,749 square-foot, three-level single family dwelling. The project site is located on a block consisting of identical one-story duplexes, many of which are dilapidated and in need of repair/remodeling. Surrounding uses include single and multi-family residential with some structures reaching two and three-stories in height. The proposed demolition and construction would meet the plan's residential element objective to "renovate substandard and dilapidated property."

The project has been revised in accordance with direction provided by the City Council during public hearing on November 13, 2007. The Council directed the applicant to remove the underground parking and redesign the project with at-grade parking, and that the applicant returns to the Planning Commission with the redesigned project.

The redesigned project creates the effect of terracing away from the street which reduces the structure's apparent bulk and minimizes structural scale from the pedestrian right-of-way. In addition, the proposed carport incorporates an open/transparent design and pedestrians may look through the structure, further enhancing the pedestrian experience.

The revised project would implement the Ocean Beach Precise Plan and residential goals to preserve small-scale character. At three stories, the project would appear larger than immediately surrounding development. However, the project would more closely match 2-story and 3-story structures on the block to the immediate north of West Point Loma Boulevard. In addition, the project area is mapped within the 100-year floodplain and the restrictions on development within the floodplain require that the first floor be 2 feet above the base flood elevation, which would effectively render the ground floor uninhabitable for most properties in this area.

The revised project includes a modest increase in square footage from 1,250 to 1,749 and the applicant has submitted a design that is well-articulated with pronounced step backs on both the second and third stories. The third story roof is sloped down in front to further break up the scale of the proposal. The design for the house is the same as in the proposal that went before the Planning Commission and City Council, only now it has a carport with a curved roof in front in lieu of the previous subterranean parking. The carport encroaches into the front yard setback. The same side-yard setback requirement involving a deed restriction applies. Further, the proposal observes the thirty-foot height limit of the Coastal Overlay Zone.

The Local Coastal Program element of the Ocean Beach Precise Plan implements California Coastal Act policies for protection, enhancement and expansion of public visual and physical access to the shoreline. Although physical access points were identified in the community plan, no public view corridors were designated for this purpose when the plan was adopted. The plan recommends, "That views available from elevated areas and those adjacent to the beaches and ocean be preserved and enhanced wherever possible."

The proposed project would not affect either visual or physical access to the shoreline, whether adjacent to the beach or from elevated areas. There are no physical public access points on the subject property and no designated public view corridors on the subject property. The design observes and protects the required side yard set backs and deed restrictions will secure visual access through the property. Also, the carport design incorporates open design which allows visual access through the front yard setback.

Environmental Analysis:

The project site is within the 100 year floodplain and is therefore considered environmentally sensitive land. However, the previous site grading and construction of the existing duplex have completely disturbed the site. The property is relatively flat with an elevation of 8 feet above mean sea level and does not include any sensitive topographical or biological resources. The site is neither within nor adjacent to Multi-Habitat Planning Area (MHPA) lands. A revised Mitigated Negative Declaration dated January 15, 2008, has been prepared for this project in accordance with State CEQA guidelines, and a Mitigation, Monitoring and Reporting Program is required for Archaeological Resources to reduce any potential impacts to below a level of significance.

Project-Related Issues:

The proposed development will be constructed within the 100 Year Floodplain (*Special Flood Hazard Area*), and has a Base Flood Elevation of 9.6 feet mean sea level. The restrictions on development within the floodplain require that the lowest floor, including basement, be elevated at least two feet above the base flood elevation in accordance with San Diego Municipal Code (SDMC) section §143.0146(C)(6), while the Federal Emergency Management Agency (FEMA) requires that the finished floor elevation be at one or more feet above the base flood elevation (BFE). This project is requesting a deviation to allow development of the residential structure, to be at one-foot above the Base Flood Elevation. The project has been designed and conditioned to mitigate potential flood related damage to the principal residential structure by raising the required living space floor area above the flood line per FEMA requirements, and flood-proof all structures subject to inundation. Building conditions Nos. 20 and 21 of the Site Development Permit are required to implement the ESL Regulations and allow the site to be developed at one foot above the BFE.

The project also is requesting a variance to the Land Development Code, to reallocate a portion of the total Gross Floor Area (GFA) from the parking area to the habitable area of the development, as well as the construction of the carport within the front setback. The requested Variance is based on the RM-2-4 zone requirement that 25 percent of FAR be utilized for parking, unless the parking is provided underground. The project proposes an alternative means to provide two (2) off-street parking spaces for the new unit by providing two (2) parking spaces in a 361 square foot open carport in the front setback. The open carport area is not included in the FAR calculation but the project still complies with the two (2) parking space requirement and the goal of the Ocean Beach Precise Plan to provide two (2) off-street parking spaces for the new

unit. The proposed alternative parking design would allow for an additional 437 square feet of livable area for the new unit without exceeding the 0.70 FAR requirements.

The proposed design complies with the requirements for development in a floodplain. The project is consistent with the land use designation in the Ocean Beach Precise Plan and Local Coastal Program. While staff prefers the previous design with the underground parking, staff believes the carport design represents a rational and measured approach given the unique characteristics of this project.

Community Group: As stated above, the Ocean Beach Planning Board has not provided a recommendation on the new design. However, the original project concept was reviewed by the Ocean Beach Planning Board on July 5, 2006. Because the revised design is very much the same as the previous, it is unlikely significant new information would be provided. There were two motions presented concerning the previous project and neither one passed:

- The first motion was to approve the project as presented. The motion failed by a vote of 4-4-0

- The subsequent motion was to deny the project as presented due to the bulk and scale. This motion also failed by a vote of 4-4-0.

Various board members noted that the new residence would represent a significant improvement over the existing duplex, and would improve the character of the general neighborhood. In addition, the change from a duplex to a single family residence would reduce density in the area.

Various board members noted concerns about the height of the project, and that other properties on the block might be re-developed to similar heights, altering the character of the neighborhood. Their concern is that subsequent development might create a corridor of tall buildings on the block. The suggestion was to restrict the project to two stories.

The proposed modified design was not reviewed by the Ocean Beach Planning Board as the house itself is exactly as it has been shown and discussed to all levels of review (Planning Commission, City Council and Community Planning Group). Only the parking is now changed, eliminating the underground parking and constructing a carport that encroaches into the front yard setback.

Coastal Commission: A review letter dated August 11, 2006 was received from the California Coastal Commission. The Coastal Commission staff noted that the proposed project should be evaluated for adequate parking, potential public view blockage, and compatibility with the community character of the area. Given the orientation of the residence to the ocean, and since the site is adjacent to the public park and beach, the Coastal Commission also asked that a view analysis be performed. The proposed development should address any potential impacts to public access, including impacts related to construction and should be consistent with the

policies of the LDC which require open fencing in the side yards, and low level vegetation to preserve public views to the ocean.

City staff reviewed the project for potential public view blockage and noted that neither the Ocean Beach Precise Plan (OBPP), nor the Ocean Beach Action Plan identify any specific public view corridors in the project area. However, the applicant is required to preserve a three-foot wide view corridor along both the east and west sides of the property through a deed restriction to preserve views toward Dog Beach and the San Diego River. Therefore, no impacts to public access, or any public views would be affected by the proposed project.

A second review letter from the California Coastal Commission dated February 20, 2008 raised concerns that the proposal would impact coastal public views, specifically from an elevated walkway/bike path adjacent to the south side of the San Diego River channel. The letter referenced policies in the Ocean Beach Precise Plan related to the protection of, "...views available from elevated areas and those adjacent to the beaches..." and requested the City to analyze potential view impacts from the proposed development looking southwest to the ocean from the path. Additional site visits were conducted. Staff considered views at various points along the elevated bike path and within sight of the proposed project. It is the opinion of staff that no public coastal views from the elevated pedestrian/bike path adjacent to the San Diego River would be impeded by this proposal. Accompanying photo montage shows southwesterly views from the elevated walkway/bike path. Views to the ocean are already obstructed by existing development up to the western terminus of West Point Loma Boulevard.

City Planning and Community Investment staff will contact the Coastal Commission in advance of the hearing to forward the latest information, as well as provide it in report form to the Planning Commission for the scheduled March 20, 2008 hearing for this proposal.

Geology: The project site is located within Geologic Hazard Zones 31 and 52 as shown on the San Diego Seismic Safety Study maps. Zone 31 encompasses areas with a high liquefaction potential. Zone 52 is characterized by a low risk of geologic hazards. A geotechnical investigation was conducted that addresses liquefaction potential of the proposed project site. The geotechnical consultant concluded that soils to a depth of about 16-feet are susceptible to liquefaction and they recommend a rigid, reinforced concrete mat foundation to mitigate liquefaction induced settlement and resist hydrostatic uplift.

Geotechnical reports addressing the project were reviewed by City Geology staff. Based on that review, the geotechnical consultant adequately addressed the soil and geologic conditions potentially impacting the proposed development for the purpose of environmental review. An addendum geotechnical report will be required for submittal of construction plans for ministerial permits.

Conclusion:

Staff has reviewed the proposed project and has determined the project is consistent with the purpose and intent of all applicable sections of the San Diego Municipal Code regarding the RM-

2-4 Zone, as allowed through the Site Development Permit and Variance Process. Staff has concluded that the proposed deviations will not adversely affect the General Plan, the Ocean Beach Precise Plan, and the project is appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone. Although staff recommended approval of the previous design with underground parking, staff believes that there is sufficient evidence within the administrative record for the project that would allow the Planning Commission to approve the revised project.

ALTERNATIVES

1. **Approve** Coastal Development Permit No. 147134, Site Development Permit No. 389939 and Variance No. 528347, **with modifications.**

2. **Deny** Coastal Development Permit No. 147134, and Site Development Permit No. 389939 and Variance No. 528347, **if the findings required to approve the project cannot be affirmed.**

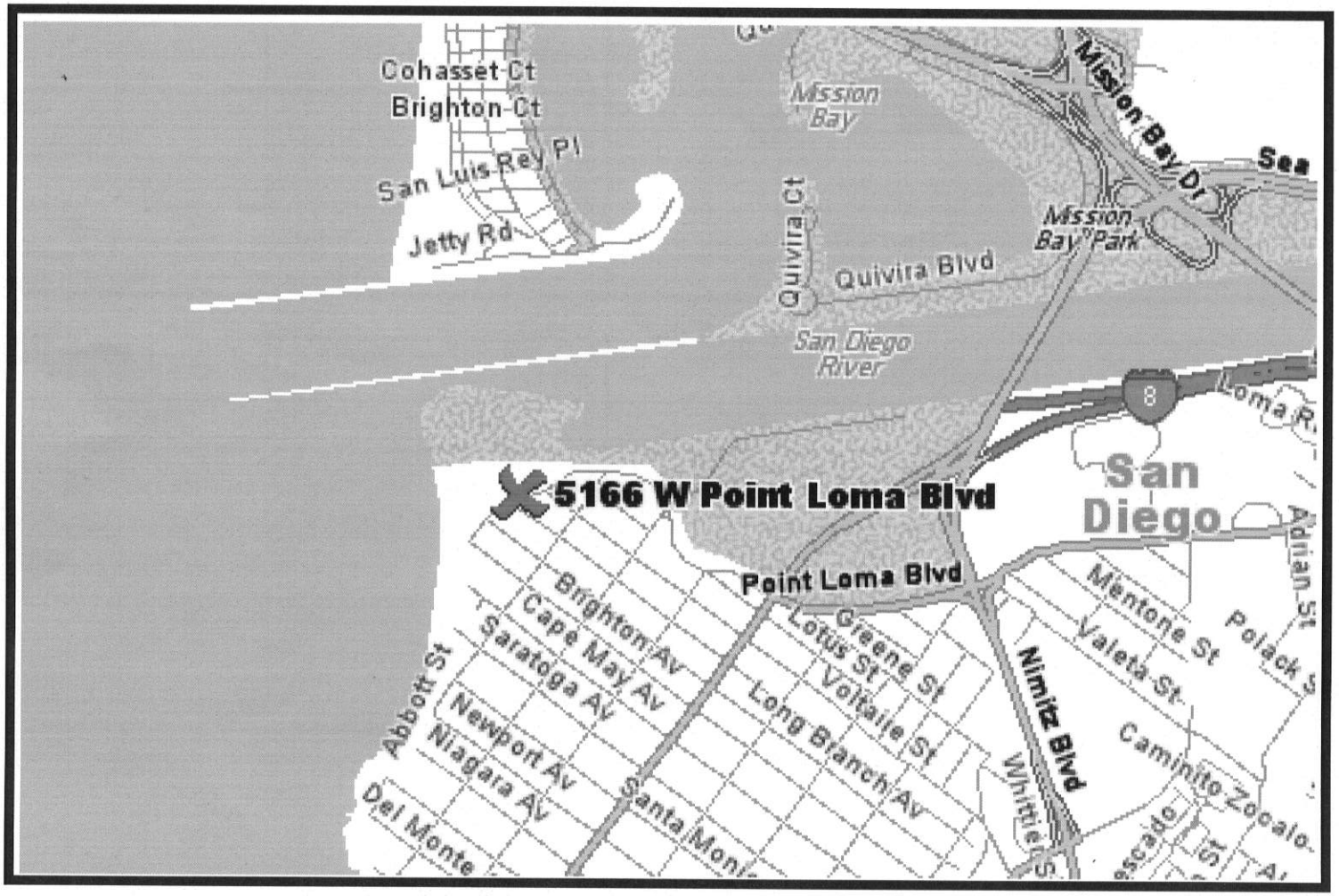
Respectfully submitted,

Mike Westlake
Program Manager
Development Services Department

Laila Iskandar
Program Manager
Development Services Department

Attachments:

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



Project Location Map

STEBBINS RESIDENCE - PROJECT NO. 51076

5166 West Point Loma Blvd.

North

ATTACHMENT 1

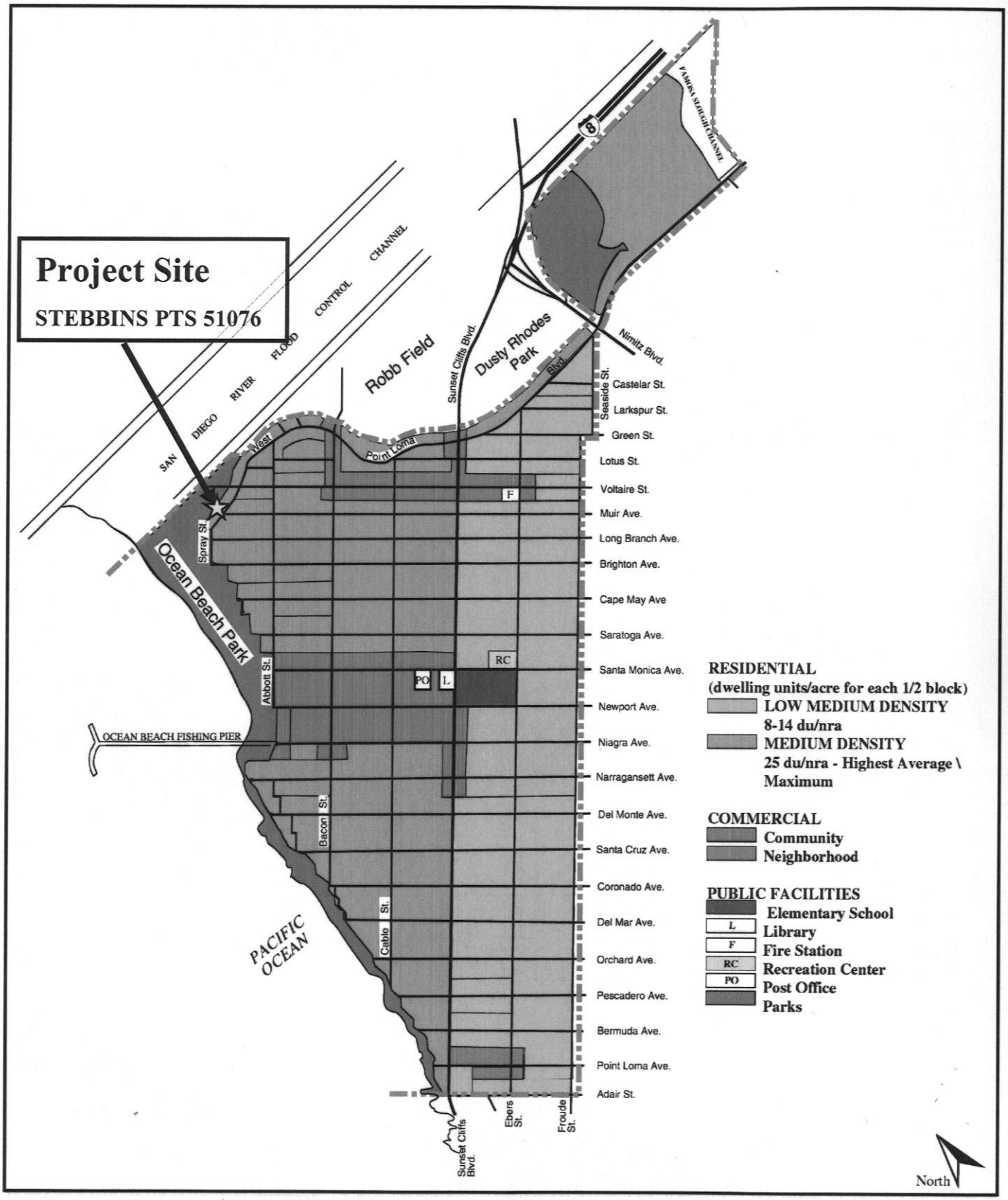
ATTACHMENT 2

Aerial Photo

STEBBINS RESIDENCE - PROJECT NO. 51076

5166 West Point Loma Blvd. - Ocean Beach

North



10-15-02 JA.ob1

Community Plan Land Use

Ocean Beach Community Plan Area
City of San Diego Planning Department

PROJECT DATA SHEET

PROJECT NAME:	Stebbins Residence	
PROJECT DESCRIPTION:	Demolition of an existing one-story duplex, and the construction of a new 1,749 square-foot, three-story single family residence with an attached carport , on a 2,500 square-foot site, including a request for a deviation from the regulations for Special Flood Hazard Areas and Land Development Code.	
COMMUNITY PLAN AREA:	Ocean Beach Community	
DISCRETIONARY ACTIONS:	Coastal Development Permit, Site Development Permit and Variance.	
COMMUNITY PLAN LAND USE DESIGNATION:	Multi-Family Residential (Allows residential development up to 25 dwelling units per acre).	
	ZONING INFORMATION:	
ZONE:	RM-2-4 Zone (A multi-unit residential zone allowing 1 dwelling unit per 1,750 square feet of lot area).	
HEIGHT LIMIT:	30 feet (Coastal Height Limit Overlay Zone) allowed; 29 feet 11 inches proposed.	
LOT SIZE:	6,000 square feet minimum; 2,500 square feet existing.	
FLOOR AREA RATIO(FAR):	0.70 with 25% reserved for enclosed parking unless the parking is underground; 0.70 is proposed.	
FRONT SETBACK:	20 feet standard; 15 feet minimum is required; 8 feet 8 inches proposed.	
SIDE SETBACK:	3 feet for less than 40 foot wide lots is required; 3 feet 1 inch and 3 feet 2 inches are proposed.	
STREETSIDE SETBACK:	N/A	
REAR SETBACK:	15 if not adjacent to an alley is required; 15 feet with a balcony encroachment is proposed.	
PARKING:	2 parking spaces required / 2 parking spaces proposed within carport	
ADJACENT PROPERTIES:	**LAND USE DESIGNATION & ZONE**	**EXISTING LAND USE**
NORTH:	Multiple Family; RM-2-4	Parking Lot and Public Park

SOUTH:	Multiple Family; RM-2-4	Multiple Family residential
EAST:	Multiple Family; RM-2-4	Multiple Family residential
WEST:	Multiple Family; RM-2-4	Parking Lot and Pacific Ocean
DEVIATIONS OR VARIANCES REQUESTED:	This project requesting a deviation from the Supplemental Regulations for Special Flood Hazard Area (SFHA) to allow development of the residential structure, to be at one foot above the base flood elevation where the Land Development Code requires two feet. A Variance is also requested to permit two deviations from the RM-2-4 zone regulations. The requested variance would allow; 1) a reallocation of Gross Floor Area (GFA) from the parking area to the habitable area of the structure, and 2) the construction of the carport within the front setback.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Ocean Beach Planning Board has not provided recommendation for the revised project. The Planning Board vote was split 4-4 on the previous application.	

Proposed Project

STEBBINS RESIDENCE - PROJ ECT NO. 51076

5166 West Point Loma Blvd.

ATTACHMENT 5

NOTES

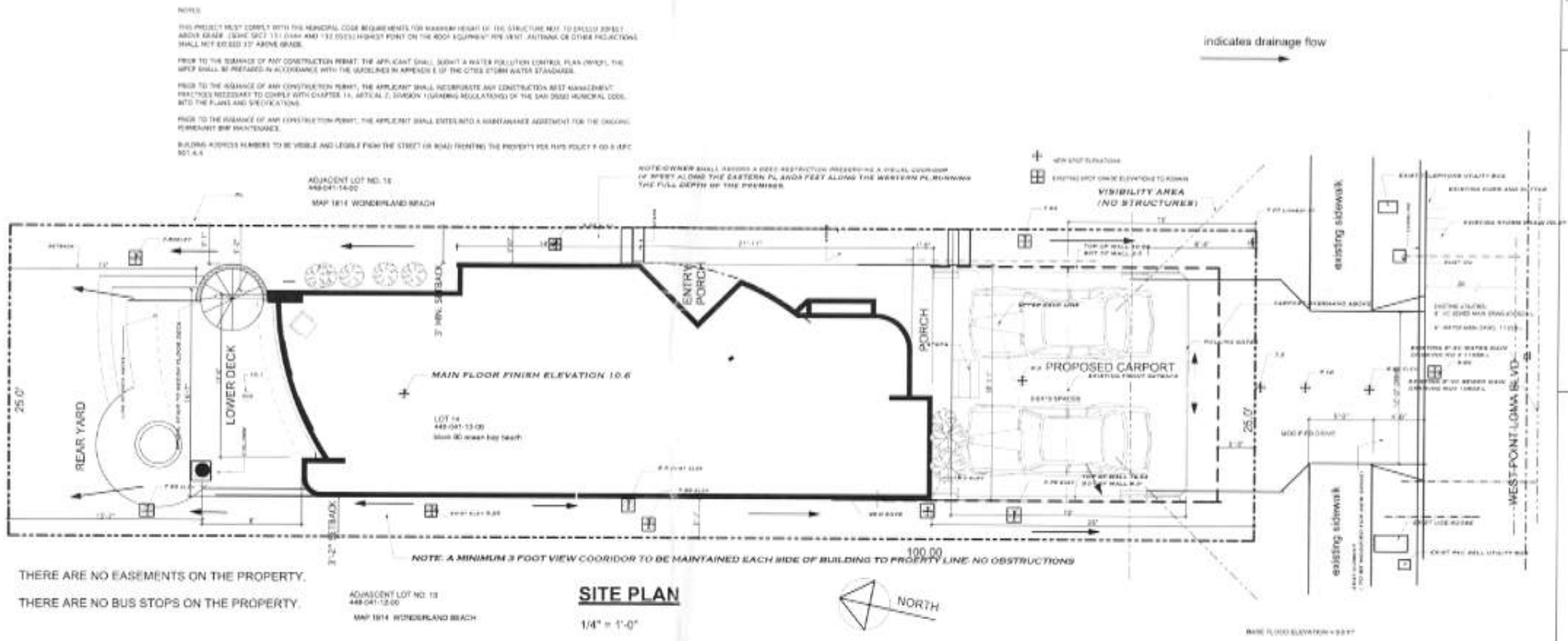
THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30'FEET ABOVE GRADE. (SDMC SECT 131.0444 AND 132.0505) HIGHEST POINT ON THE ROOF EQUIPMENT PIPE VENT, ANTENNA, OR OTHER PROJECTIONS SHALL NOT EXCEED 33' ABOVE GRADE.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITIES STORM WATER STANDARDS.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICAL 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE PLANS AND SPECIFICATIONS.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL ENTER INTO A MAINTANANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.

BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER 2013 POLICY P-00-3 (EFC 901.4.4)



THERE ARE NO EASEMENTS ON THE PROPERTY.

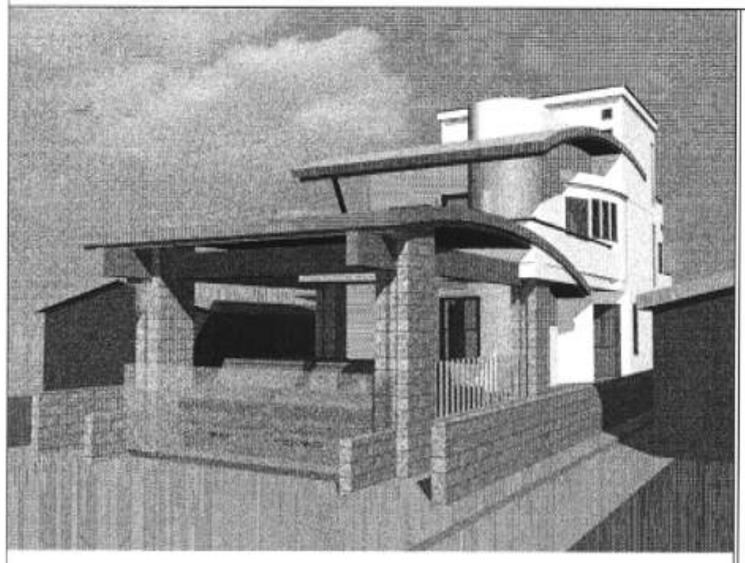
THERE ARE NO BUS STOPS ON THE PROPERTY.

ADJACENT LOT NO. 13
448-041-12-00
MAP 1814 WONDERLAND BEACH

SITE PLAN

1/4" = 1'-0"

NORTH



OWNERS CERTIFICATE
SINGLE FAMILY RESIDENTIAL PROJECT
FOR POST CONSTRUCTION BMP'S

I THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED AS 5166 WEST POINT LOMA BLVD. UNDERSTAND THAT IN ACCORDANCE WITH
THE SAN DIEGO MUNICIPAL CODE, LAND DEVELOPMENT MANUAL-STORM WATER STANDARDS, THIS PROJECT IS REQUIRED TO:
IDENTIFY POLLUTANTS FROM THE PROJECT AREA ' AND INCORPORATE "SITE DESIGN" AND "SOURCE CONTROL" BMP'S.

I CERTIFY TO THE BEST OF MY KNOWLEDGE POLLUTANTS ANTICIPATED BY THE PROPOSED LAND USE ARE AS FOLLOWS:

SEDIMENTS
NUTRIENTS
TRASH AND DEBRIS
DISSOLVED ORGANICS SUBSTANCES
OIL AND GREASE
BACTERIA AND VIRUSES
PESTICIDES

I WILL INCORPORATE THE FOLLOWING SITE DESIGN:

MAINTAINS PRE-DEVELOPMENT RUNOFF CHARACTERISTICS
MINIMIZE IMPERVIOUS FOOT PRINT BY CONSTRUCTION WALKWAYS,PATIOS AND DRIVEWAYS WITH PERMEABLE SURFACES
CONSERVE NATURAL AREAS
USE NATURAL DRAINAGE SYTEMS AS OPPOSED TO LINED SWALES OR UNDERGROUND DRAINAGE SYSTEMS
DRAIN ROOF TOPS, WALKWAYS,PATIOS AND DRIVEWAYS INTO ADJACENT LANDSCAPING PRIOR TO DISCHARGING TO THE PUBLIC DRAINAGE SYSTEM
PRESERVE EXISTING NATIVE TREES AND SHRUBS
PROTECT ALL SLOPES FROM EROSION

ADDITIONALLY I WILL:

MINIMIZE THE USE OF PESTICIDES
USE EFFICIENT IRRIGATION SYSTEMS AND LANDSCAPE DESIGN, INCORPORATING RAIN SHUT OFF DEVICES AND FLOW REDUCERS

I WILL MAINTAIN THE ABOVE STANDARD PERMANANT BMP'S IN PERPETUITY

OWNER: DAVID STEBBINS

SIGNATURE: _____ DATE: _____

PROJECT SCOPE
REMOVE EXISTING RESIDENCE, (TWO UNIT APARTMENT) AND CONSTRUCT ONE 3 STORY SINGLE FAMILY RESIDENCE WITH OPEN 2 CAR COVERED FRONT CARPORT

PROJECT DATA

OWNER: DAVID STEBBINS
4948 VOLTAIR ST. SUITE 1A, SAN DIEGO, CA 92107

SITE ADDRESS: 5166 WEST POINT LOMA BLVD., SAN DIEGO, CA

APN: 448-041-13-00 LOT # 14 BLOCK 90 MAP 1189 OCEAN BAY BEACH

ZONING: RM-2-4 COASTAL, COASTAL HT LIMIT, OCEAN BEACH

SETBACKS: FRONT YARD 15' MIN. 20 STD.
SIDE: 3'
REAR YD. 15'

HEIGHT LIMIT: 30'

EXISTING HOUSE SF: (BUILT IN 1955) 1253 SF (TO BE REMOVED)

TOTAL SF NEW RESIDENCE 1749 SF

FIRST FLOOR 815

SECOND FLOOR 744

THRID FLOOR 190

CARPORT PARKING 361 SF

DECKS 819 SF DECKS / 250 SF FIRST FLOOR PATIO

FLOOR AREA RATIO (FAR) .69

FLOOR AREA ALLOWED 1750 SF

BUILDING TYPE V-N

OCCUPANCY R-3

PERMIT REQUIRED: COASTAL DEVELOPMENT PERMIT/ SITE DEVELOPMENT PERMIT

SHEET INDEX

C-1 COVER/SITE PLAN
A-1 FLOOR PLANS
A2 ELEVATIONS AND ROOF PLAN
A3 CROSS SECTIONS/PRELIM GRADING

STEBBINS RESIDENCE
5166 WEST POINT LOMA BLVD
SAN DIEGO, CA 92107

DATE OF ORIGINAL PLANS: 6-26-05

REVISIONS
1 10-05
2 [illegible]
3 12-07
4 1-2-08
5 1-14-08

STONEBROOK STUDIO
Architecture and Planning
2340 SHELTER ISLAND DR. SUITE 209
San Diego, California 92106
619-743-5773 FAX (619) 224-8256

STEBBINS RESIDENCE

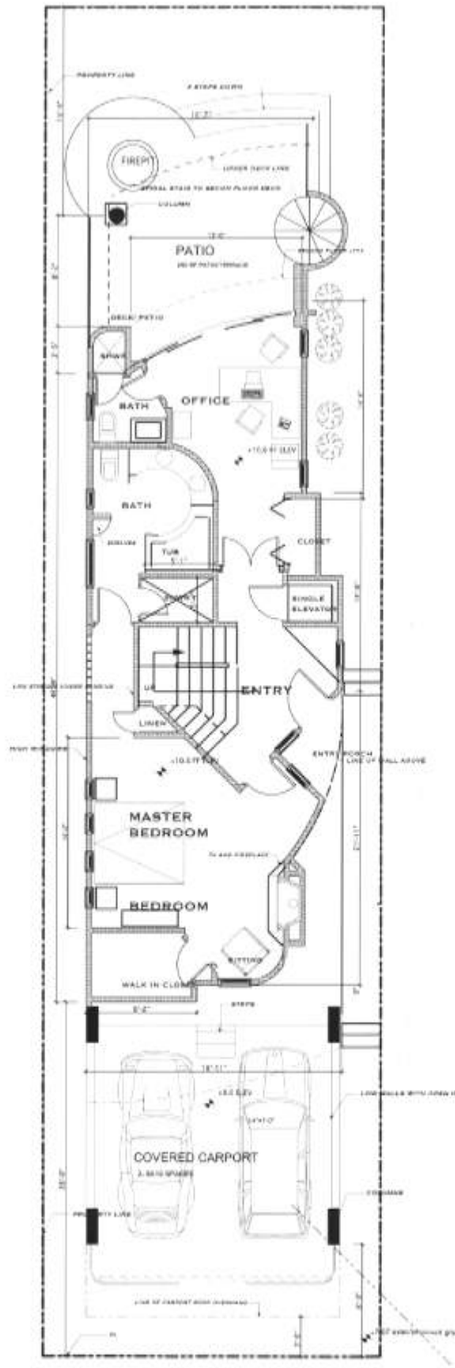
Date: JUNE 2007

Scale:

Sheet

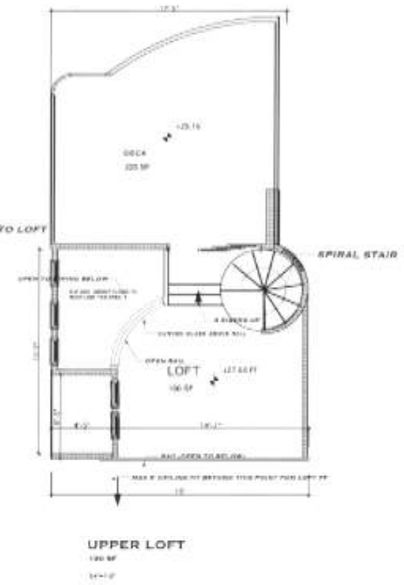
C-1

ATTACHMENT 05

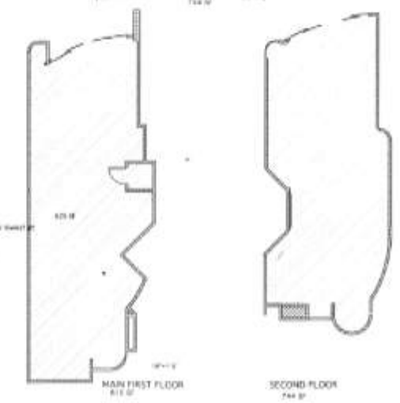


MAIN(FIRST) FLOOR PLAN

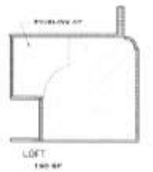
SECOND FLOOR PLAN



UPPER LOFT



SQUARE FOOTAGE DIAGRAMS



STONEBROOK STUDIO
Architecture and Planning

STEBBINS RESIDENCE

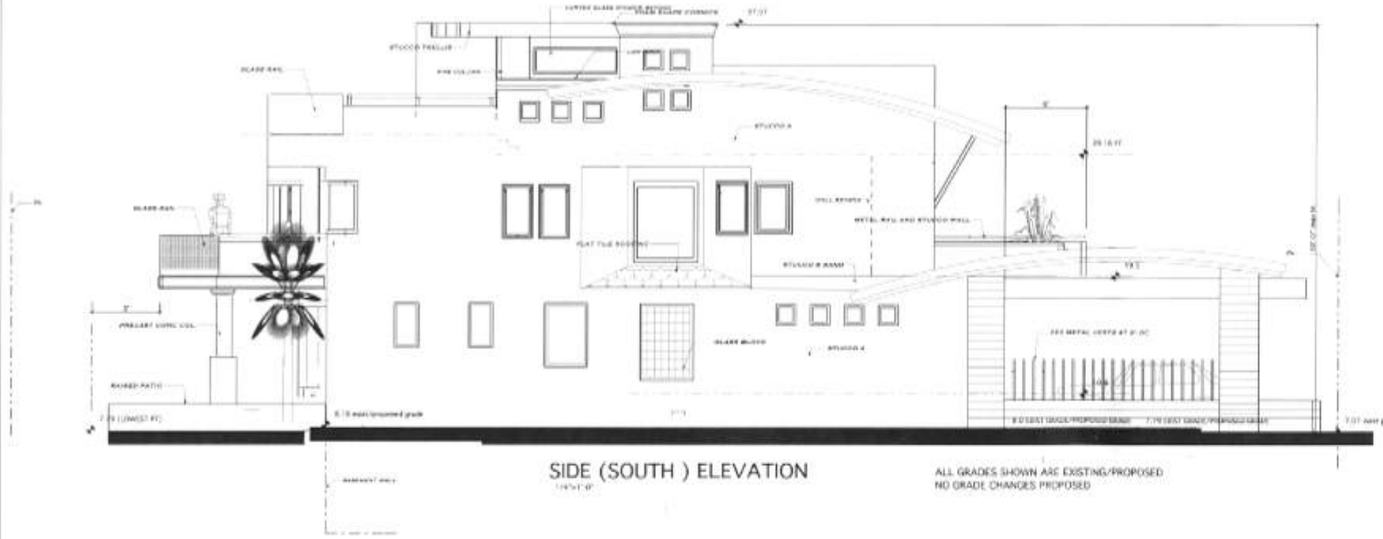
STEBBINS RESIDENCE
5186 WEST POINT LOMA BLVD.
SAN DIEGO, CA 92107

DATE OF ORIGINAL PLANS: 6-26-05

REVISIONS
1
2
3
4
5

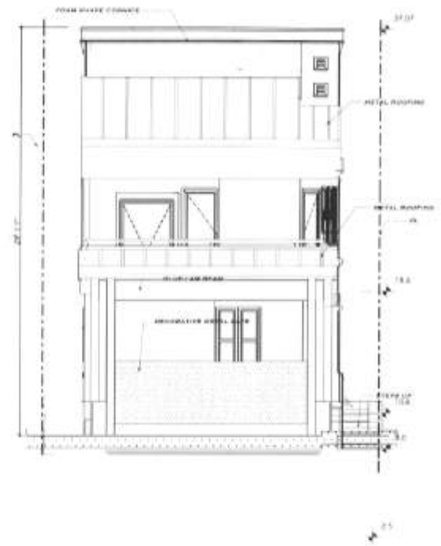
Date: JUNE 2004
Scale:
Sheet
A-1

ATTACHMENT 05



SIDE (SOUTH) ELEVATION

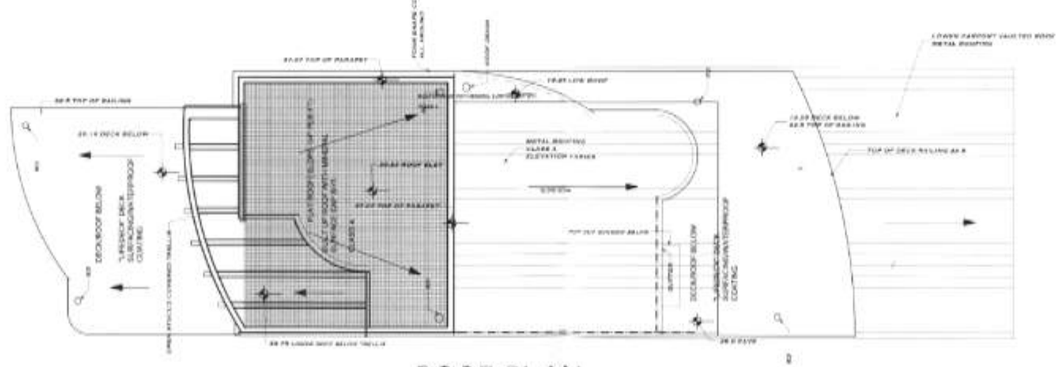
ALL GRADES SHOWN ARE EXISTING/PROPOSED
NO GRADE CHANGES PROPOSED



FRONT (EAST) ELEV.

SIDE (NORTH) ELEVATION

REAR(WEST) ELEVATION



ROOF PLAN

1/4" = 1'-0"

STEBBINS RESIDENCE
5166 WEST POINT LOMA BLVD
SAN DIEGO, CA 92107

DATE OF ORIGINAL PLANS 6-26-05

REVISIONS
1
2 9-06
3 12-07
4 1-1-08
5

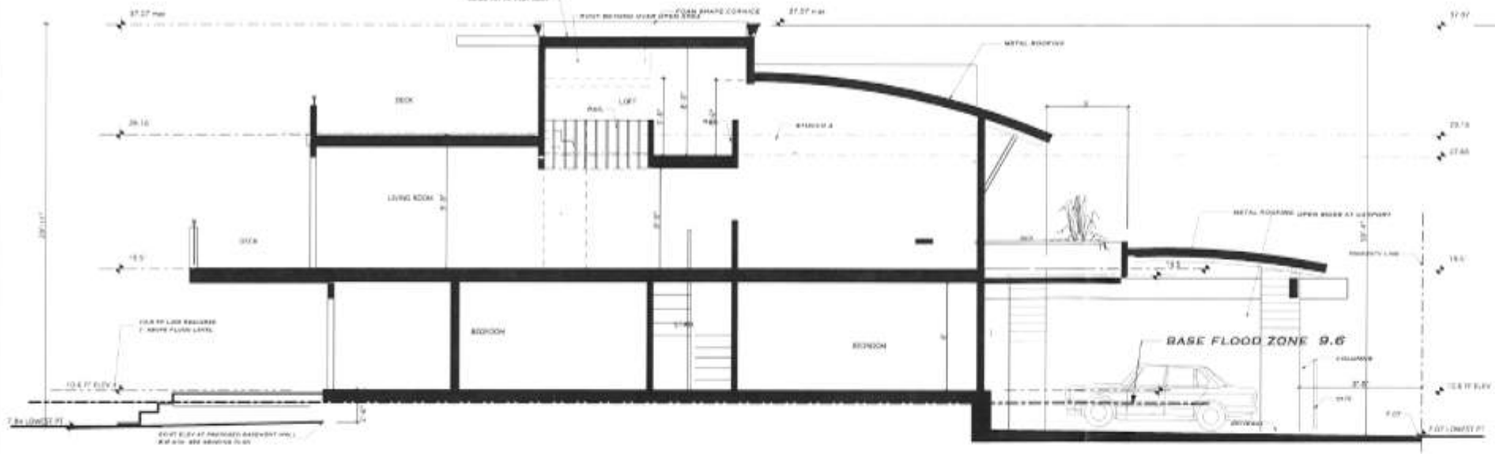
STONEBROOK STUDIO
Architecture and Planning
2249 SHELTER ISLAND DR. SUITE 205
San Diego, California 92106
619-763-0775 FAX (619) 224-8290

STEBBINS RESIDENCE

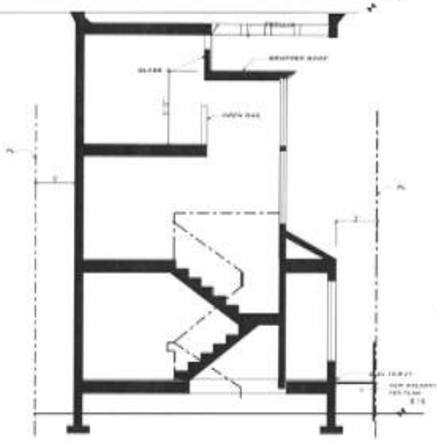
Date JUNE 2004

Sheet

A-2



CROSS SECTION A

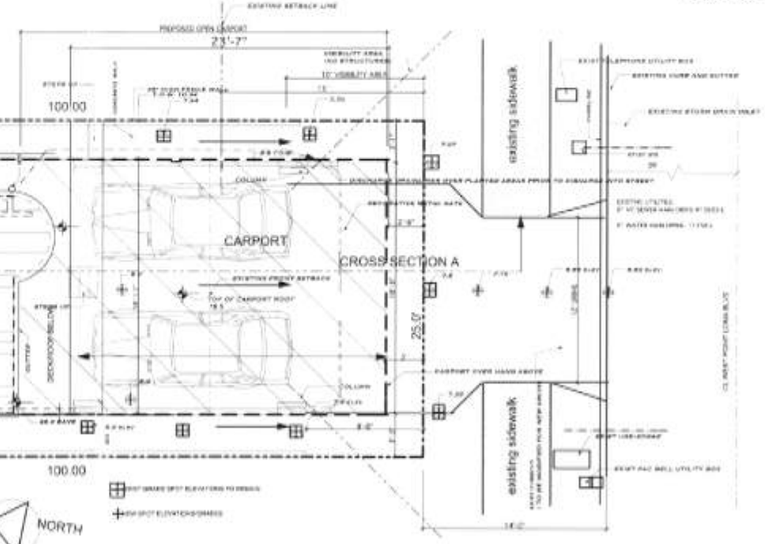


CROSS SECTION B

BMP NOTES:
ALL ROOF AND DECK DRAINAGE TO BE DRAINED TO GRADE ON SITE, AND FILTERED OVER PERVIOUS PLANTED AREAS BEFOR STREET OR YARD DISCHARGE.

RESIDENTIAL DRIVEWAY TO HAVE FLARED SIDES.

SOURCE CONTROL BMP'S TO BE IN PLACE DURING AND POST CONSTRUCTION PER CITY OF SAN DIEGO STORMWATER REQUIREMENTS, TO PREVENT DISCHARGE OF SEDIMENTS, TRASH AND DEBRIS, OIL, AND GREASE AND CONSTRUCTION DEBRIS.



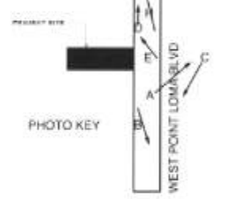
PRELIMINARY GRADING PLAN

1/4" = 1'-0"

NORTH

3.3 INDICATES NEW GRADES

INDICATES EXIST GRADES



H

EXISTING SITE PHOTO

ADJASCENT /SURROUNDING DEVELOPMENT PHOTOS

A

B

C

D

E

F

G

STONEBROOK STUDIO
Architecture and Planning
2246 SHELTER ISLAND DR. SUITE 209
San Diego, California 92106
619-743-5770 FAX (619) 224-8260

STEBBINS RESIDENCE

STEBBINS RESIDENCE
5166 WEST POINT LOMA BLVD
SAN DIEGO, CA 92107

DATE OF ORIGINAL PLANS 6-26-05

REVISIONS
1. 10-07
2. 4-08
3. 7-14-08
4.
5.

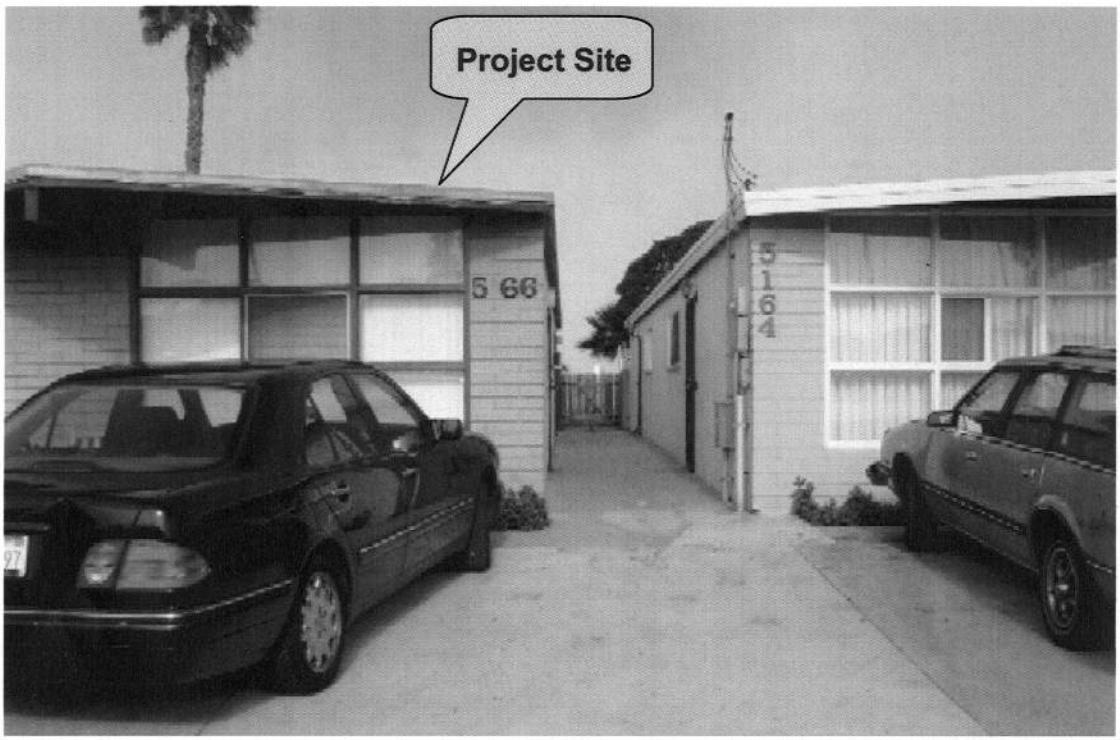
Date JUNE 2004

Scale

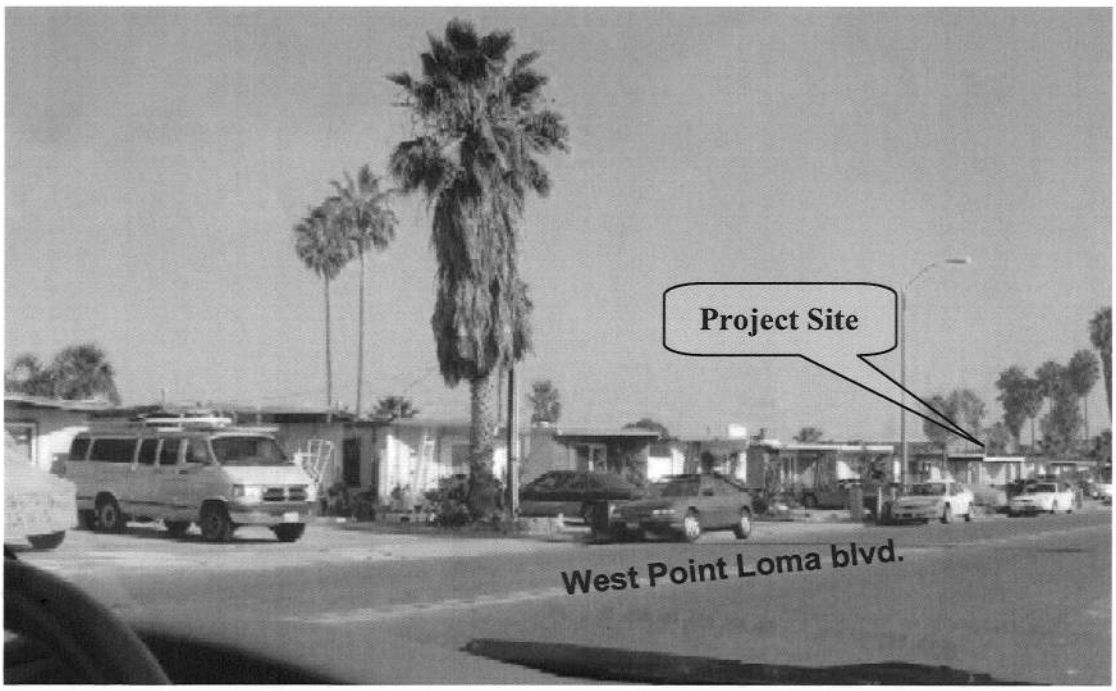
Sheet

A-3

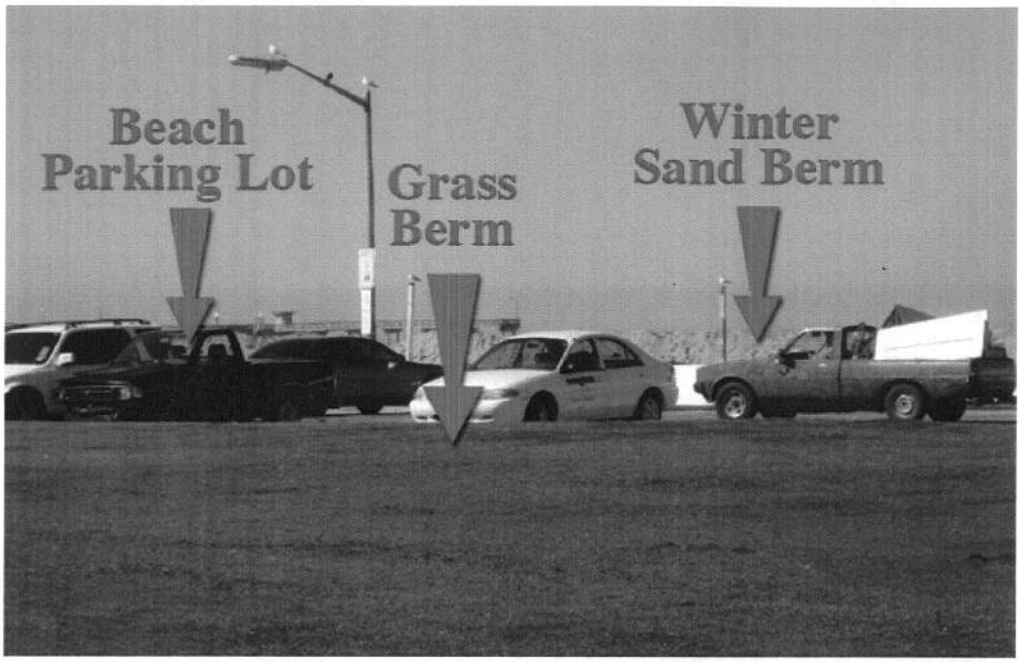
ATTACHMENT 6

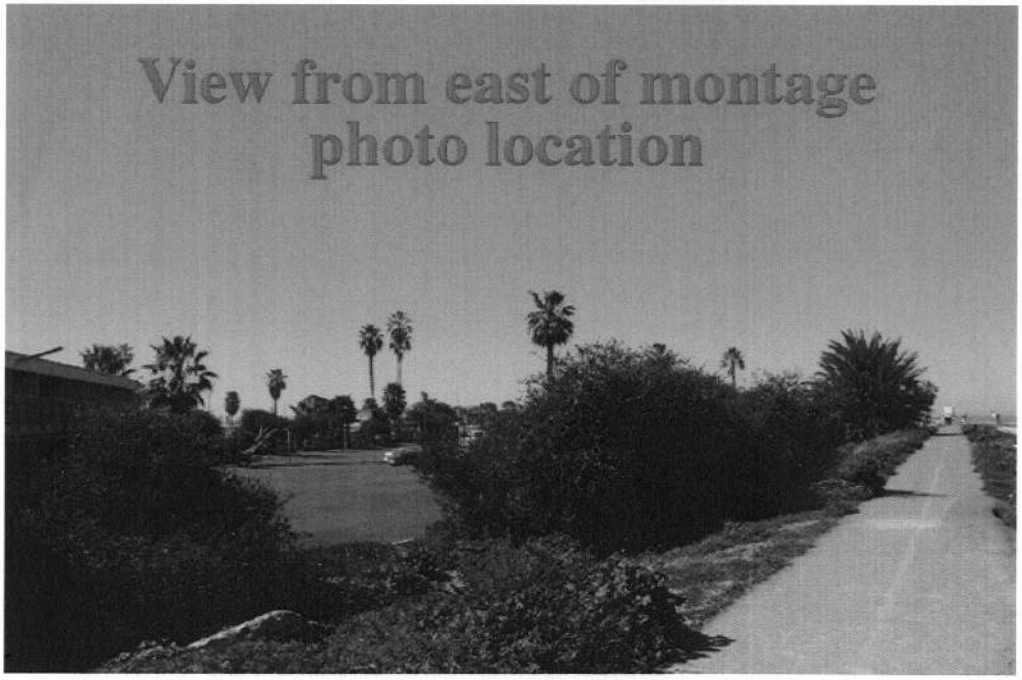


ATTACHMENT 6



View looking southwest from ped/bikeway


Beach
Parking Lot
Grass
Berm
Winter
Sand Berm


View from east of montage
photo location

Compatible Structures in Neighborhood

STEBBINS RESIDENCE - PROJ ECT NO. 51076

5166 West Point Loma Blvd.

North

ATTACHMENT 7

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-3454

COASTAL DEVELOPMENT PERMIT NO. 147134
SITE DEVELOPMENT PERMIT NO. 389939
VARIANCE NO. 528347
STEBBINS RESIDENCE [MMRP] - PROJECT NO. 51076
PLANNING COMMISSION

This Coastal Development Permit No. 147134, Site Development Permit No. 389939 AND Variance No. 528347 are granted by the Planning Commission of the City of San Diego to DAVID STEBBINS, AN INDIVIDUAL, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708, 126.0504, and 126.0805. The 0.057-acre project site is located at 5166 West Point Loma Boulevard in the RM 2-4 Zone, Coastal Overlay Zone (appealable-area), Coastal Height Limit Overlay Zone, First Public Roadway, Beach Parking Impact Overlay Zone, Airport Approach Overlay Zone, Airport Environs Overlay Zone, and the 100-year Flood-plain Overlay Zone, within the Ocean Beach Precise Plan and Local Coastal Program Land Use Plan (LCP). The project site is legally described as Lot 14, Block 90 of Ocean Bay Beach Map No. 1189.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing one-story duplex, and construct a new, three-story single family residence with attached carport, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 20, 2008, on file in the Development Services Department.

The project shall include:

a. The demolition of an existing one-story duplex;

b. Construction of a 1,749-square-foot, three-story single family residence with attached carport consisting of:

1) 1,749-square-foot of habitable living area.

2) 361-square-foot, carport.

3) 619-square-foot decks and 250-square-foot first floor patio.

c. Landscaping (planting, irrigation and landscape related improvements);

d. Deviation to the Special Flood Hazard Area regulations as follows:

- Allow development of the residential structure, to be at one (1) foot above the Base Flood Elevation where two (2) feet above the Base Flood Elevation is required.

e. Variance for the deviation to the RM-2-4 zoning regulations as follows:

- To allow the allocation of zero percent (0%) of the maximum permitted gross floor area to parking areas where twenty-five percent (25%) is required.
- Allow the construction of carport within the required front setback.

f. Off-street parking; and

h. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.

2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action following all appeals.

3. No permit for the demolition, construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

b. The Permit is recorded in the Office of the San Diego County Recorder.

4. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.

5. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

9. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

11. In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

12. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs,

including attorney's fees, against the City or its agents, officers, or employees, including, but not limited to, any to any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

13. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project.

14. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in MITIGATED NEGATIVE DECLARATION, NO. 51076, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in MITIGATED NEGATIVE DECLARATION, NO. 51076, satisfactory to the Development Services Department and the City Engineer. Prior to issuance of the first building permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas: Historical Resources (Archaeology).

16. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

17. Prior to demolition of the existing duplex, notice shall be given to the San Diego Air Pollution Control District (SDAPCD) regardless of whether any asbestos is present or not.

ENGINEERING REQUIREMENTS:

18. Prior to the issuance of any construction permit, the applicant shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

19. Prior to the issuance of any construction permit the applicant shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

20. The applicant shall floodproof all structures subject to inundation. The floodproofed structures must be constructed to meet the requirements of the Federal Insurance Administration's Technical Bulletin 3-93. Prior to occupancy, a registered civil engineer or architect must certify that those requirements have been met.

21. The property owner shall enter into an agreement to indemnify, protect and hold harmless City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of flood waters.

GEOLOGY REQUIREMENTS:

22. An updated geotechnical report will be required as construction plans are developed for the project. Additional geotechnical information such as verification of existing soil conditions needed for design of structure foundations will be subject to approval by Building Development Review prior to issuance of building permits.

LANDSCAPE REQUIREMENTS:

23. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

PLANNING/DESIGN REQUIREMENTS:

24. No fewer than two off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the Development Services Department.

25. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

26. Prior to the issuance of any building permits, the Owner/Permittee shall grant an avigation easement to the San Diego County Regional Airport Authority as required by the Airport Land Use Compatibility Plan for San Diego International Airport. The Owner/Permittee shall obtain the required avigation easement language from the San Diego County Regional Airport Authority.

27. Prior to submitting building plans to the City for review, the Owner/Permittee shall place a note on all building plans indicating that an avigation easement has been granted across the

property to the airport operator. The note shall include the County Recorder's recording number for the avigation easement.

28. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on March 20, 2008 by Resolution No. XXXX-PC.

ATTACHMENT 8

Permit Type/PTS Approval No.: CDP 147134, SDP 389939
VAR 528347/PTS No. 51076
Date of Approval: March 20, 2008

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

_____
Laila Iskandar
Development Project Manage

NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

[David Stebbins]
Owner/Permittee

By _____

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.

PLANNING COMMISSION
RESOLUTION NO. XXXX-PC
COASTAL DEVELOPMENT PERMIT NO. 147134
SITE DEVELOPMENT PERMIT NO. 389939
VARIANCE NO. 528347
STEBBINS RESIDENCE [MMRP]

WHEREAS, DAVID STEBBINS, INDIVIDUAL, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing one-story duplex, and construct a new, three-story single family residence with attached carport (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 147134, 389939 and 528347), on portions of a 0.06-acre site;

WHEREAS, the project site is located 5166 West Point Loma Boulevard in the RM 2-4 Zone, Coastal Overlay Zone (appealable-area), Coastal Height Limit Overlay Zone, First Public Roadway, Beach Parking Impact Overlay Zone, Airport Approach Overlay Zone, Airport Environs Overlay Zone, and the 100-year Flood-plain Overlay Zone, within the Ocean Beach Precise Plan and Local Coastal Program Land Use Plan (LCP);

WHEREAS, the project site is legally described as Lot 14, Block 90 of Ocean Bay Beach Map No. 1189;

WHEREAS, on March 20, 2008, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 147134, Site Development Permit No. 389939, and Variance No. 528347 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated March 20, 2008.

FINDINGS:

Coastal Development Permit - Section §126.0708

1. The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

All development would occur on private property, and would be within the 30-foot coastal height limit. Additionally, the proposed project will not encroach upon any adjacent existing physical access way used by the public nor will it adversely affect any proposed physical public accessway identified in the Local Coastal Program Land Use Plan. The subject property is not located

within or near any designated public view corridors. Accordingly, the proposed project will not impact any public views to or along the ocean or other scenic coastal areas as specified in the Local Coastal Program land use plan.

2. The proposed coastal development will not adversely affect environmentally sensitive lands.

The project requires a Site Development Permit due to the presence of Environmentally Sensitive Lands. The project site is within the 100 year floodplain and is therefore considered environmentally sensitive land. However, the previous site grading and construction of the existing duplex have completely disturbed the site. The project proposes the demolition of an existing one-story, duplex and the construction of a new three-story single family residence with an attached carport.

The property is relatively flat with an elevation of 8 feet above mean sea level (AMSL) and does not include any sensitive topographical or biological resources. The site is neither within nor adjacent to Multi-Habitat Planning Area (MHPA) lands. However, the project site is located in an area with a high potential for subsurface archaeological resources. The City of San Diego conducted a complete environmental review of this site and a Mitigated Negative Declaration dated January 15, 2008, has been prepared for this project in accordance with State of California Environmental Quality Act (CEQA) guidelines, and a Mitigation, Monitoring and Reporting Program is required for Archaeological Resources to reduce any potential impacts to below a level of significance. The project site is located within an existing urbanized area. The proposed project was found to not have a significant effect on the environment. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

City staff has reviewed the proposed project for conformity with the Local Coastal Program and has determined it is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted Ocean Beach Precise Plan and Local Coastal Program Land Use Plan which identifies the site for multi-family residential use at 15-25 dwelling units per acre, the project as proposed would be constructed at 17 dwelling units per acre.

The proposed development is to demolish an existing one-story, duplex and construct a new three-story single family residence with an attached carport. The new structure will be constructed within the 100 Year Floodplain (*Special Flood Hazard Area*), and has a Base Flood Elevation of 9.6 feet mean sea level. The restrictions on development within the floodplain require that the lowest floor, including basement, to be elevated at least two (2) feet above the base flood elevation in accordance with San Diego Municipal Code (SDMC) section §143.0146(C)(6), while the Federal Emergency Management Agency (FEMA) requires that the finished floor elevation be at one or more feet above the base flood elevation (BFE). This project

is requesting a Site Development Permit to allow a deviation to permit development of the residential structure, to be at one (1) foot above the Base Flood Elevation.

Staff supports the proposed deviation due to the development limitations of the site and the flood-proofing conditions that would be applied to the permit to construct the lower level at one (1) foot above the base flood elevation instead of two (2) feet above the base flood elevation. The deviation request will not increase the overall structure height, mass, and setbacks.

The proposed development is located in an area designated as being between the first public road and the Pacific Ocean, therefore views to the ocean shall be preserved. A visual corridor of not less than the side yard setbacks will be preserved to protect views toward Dog Beach and the San Diego River. In addition, this area is not designated as a view corridor or as a scenic resource. Public views to the ocean from this location will be maintained and potential public views from the first public roadway will not be impacted or altered by the development. The California Coastal Commission has raised concerns that the proposed project would impact coastal public views, specifically from an elevated walkway/bike path adjacent to the south side of the San Diego River channel, thus, site visits were conducted and staff has determined that this project will not interfere with protection of views as described in the Ocean Beach Precise Plan. Views from the elevated walkway/bike path to the ocean are already obstructed by existing development up to the western terminus of West Point Loma Boulevard. Accordingly, the proposed project will not impact any public views to or along the ocean or other scenic coastal areas. The project meets the intent of the guidelines for the Coastal Overlay and Coastal Height Limitation Overlay zones, and the Ocean Beach Precise Plan and Local Coastal Program Addendum. Therefore, the proposed coastal development would conform with the certified Local Coastal Program land use plan and, with an approved deviation, comply with all regulations of the certified Implementation Program.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The proposed development is to demolish an existing one-story, duplex and construct a new three-story single family residence with an attached carport. The subject property is designated as being between the first public road and the Pacific Ocean within the Coastal Overlay Zone.

The proposed project site backs up to and is adjacent to the Ocean Beach Park, designated in the Local Coastal Program as a public park and recreational area. Public access to the park area is available at the end of Voltaire Street and West Point Loma Boulevard. All development would occur on private property; therefore, the proposed project will not encroach upon the existing physical access way used by the public. Adequate off-street parking spaces will be provided on-site, thereby, eliminating any impacts to public parking. The proposed coastal development will conform to the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Site Development Permit - Section §126.0504(a)

1. The proposed development will not adversely affect the applicable land use plan;

The project site is designated for multi-family residential in the Ocean Beach Precise Plan with a density yield of 25 dwelling units per net residential acre, and is subject to the Proposition D thirty foot (30') height limit. The goal of the residential designation is to maintain the existing residential character of Ocean Beach as exemplified by a mixture of small-scale residential building types and styles. The project proposes to construct a single family residence with a density of 25 dwelling units per acre and will not have a detrimental impact on the community plan designation. The proposed development is to demolish an existing one-story, duplex and construct a new three-story single family residence with an attached carport. The proposed demolition and construction would meet the plan's residential element objective to "renovate substandard and dilapidated property."

The project is within the 100-year floodplain, and is therefore within the Environmentally Sensitive Lands, requiring a Site Development Permit for the deviation to the Special Flood Hazard Area, per the City's Environmentally Sensitive Lands Regulations (SDMC Section 143.0110 Table 143-01A). The project is located in the appealable Coastal Overlay Zone requiring a Coastal Development Permit. The proposed development is located between the shoreline and the first public roadway; therefore views to the ocean shall be preserved. This project is located in the RM-2-4 Zone. The RM-2-4 Zone permits a maximum density of 1 dwelling unit for each 1,750 square feet of lot area. The project provides the required two (2) off-street parking spaces within a carport. The project is in conformance with the underlying zoning, and conforms to the required floor area ratio and parking. The proposed development will adhere to the required side yard area setbacks pursuant to the Land Development Code. A Deed Restriction is a condition of approval to preserve a visual corridor of not less than the side yard setbacks, in accordance with the requirements of San Diego Municipal Code Section 132.0403(b). The building will be under the maximum 30-foot Coastal Height Limit allowed by the zone.

The proposed project meets the intent, purpose, and goals of the underlying zone, and the Ocean Beach Precise Plan and Local Coastal Program Addendum. Therefore, the proposed development will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare;

The proposed development is to demolish an existing one-story, duplex and construct a new 1,749 square-foot, three-story single-family dwelling unit with an attached carport, hardscape, and landscape on a 2,500 square-foot site. The present units to be demolished may contain asbestos and lead-based paint and it could potentially pose a risk to human heath and public safety. All demolition activities must be conducted in accordance with the San Diego County Air Pollution Control District (SDAPCD) and the California Code of Regulations Title 8 and 17 regarding the handling and disposal of asbestos-containing materials and lead-based paints. Therefore, special procedures during demolition shall be followed. As a condition of the permit,

Notice is to be provided to the Air Pollution Control District prior to demolition. Failure to meet these requirements would result in the issuance of a Notice of Violation.

The permit as conditioned, shall floodproof all structures subject to inundation to avoid potentially adverse impacts upon the health, safety and general welfare of persons residing in the area. All site drainage from the proposed development would be directed away from the adjacent properties into existing public drainage system located on West Point Loma Boulevard via sheet flow.

Based on the above, human health and public safety impacts due to the demolition of the existing structure on site would be below a level of significant, and a Notice to the SDAPCD is required and would be added as a permit condition. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the regulations of the Land Development Code;

The proposed development includes the demolition of an existing single-level, 1,250 square-foot duplex residence and construction of a new 1,749 square-foot three-level single dwelling unit with an attached carport. The project area is mapped within the 100 Year Floodplain (*Special Flood Hazard Area*), and has a Base Flood Elevation of 9.6 feet mean sea level. The restrictions on development within the floodplain require that the lowest floor, including basement to be elevated at least 2 feet above the base flood elevation in accordance with San Diego Municipal Code (SDMC) section §143.0146(C)(6), while the Federal Emergency Management Agency (FEMA) requires that the finished floor elevation be at one or more feet above the base flood elevation (BFE), and prohibit the underground parking. In addition, the lot is sub-standard in that it is only 2,500 square feet in area where the minimum lot size allowed by the zone is 6,000 square feet.

Additionally, the RM-2-4 zone requires that 25 percent of FAR be utilized for parking, unless the parking is provided underground. Therefore, project proposed an alternative means to provide two (2) off-street parking spaces for the new unit by providing two (2) parking spaces in a 361 square feet open carport in the front setback. The open carport area is not included in the FAR calculation but the project still complies with the two (2) parking space requirement and the goal of the Ocean Beach Precise Plan to provide two (2) off-street parking spaces for the new unit. Because of the narrow area of the lot and the lack of alley access to the property, the proposed alternative parking design better conforms to the regulations and provides an additional 437 square feet of livable area for the new unit without exceeding the FAR requirement. All structures subject to inundation shall be flood-proofed, and must be constructed to meet the requirements of the Federal Insurance Administration's Technical Bulletin 3-93.

An approved Site Development Permit and a Variance would allow the deviation and to provide for a design that is compatible with the neighborhood and will reinforce the architectural styles within the Ocean Beach community. Thus, the proposed project meets the intent, purpose, and goals of the underlying zone, and the Ocean Beach Precise Plan and Local Coastal Program Addendum, and complies to the maximum extent feasible with the regulations of the Land

Development Code. Therefore, the proposed development will not adversely affect the applicable land use plan.

Supplemental Findings, Environmentally Sensitive Lands(b)

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;

The project site is immediately south of the San Diego River mouth outfall at the Pacific Ocean and located within the 100 year floodplain and is therefore considered environmentally sensitive land, requiring a Site Development Permit for the deviation to the Special Flood Hazard Area. However, the previous site grading and construction of the existing duplex have completely disturbed the site. The property is relatively flat and does not include any sensitive topographical or biological resources. The site is neither within nor adjacent to Multi-Habitat Planning Area (MHPA) lands. A Mitigated Negative Declaration dated January 15, 2008, has been prepared for this project in accordance with State CEQA guidelines, and a Mitigation, Monitoring and Reporting Program is required for Archaeological Resources to reduce any potential impacts to below a level of significance.

A geotechnical analysis was prepared to address the liquefaction issue. This report concluded that the site is considered suitable for the proposed development provided the conditions in the Geotechnical Investigation Report are implemented. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;

The proposed project will be sited on a 2,500 square-foot, developed lot. The majority of the site is relatively flat at 8 feet above MSL across an approximately 25 foot x 100 foot lot. The proposed development is surrounded by existing residential development, within a seismically active region of California, and therefore, the potential exists for geologic hazards, such as earthquakes and ground failure. Proper engineering design of the new structures would minimize potential for geologic impacts from regional hazards. On site grading would be minimal as the project has been redesigned without subterranean parking.

The subject site is no greater danger from flooding than the adjacent, already developed sites and the proposed design mitigates potential flood related damage to the principal residential structure by raising the required living space floor area above the flood line per FEMA requirements, and will flood-proof all structures subject to inundation in accordance with Technical Bulletin 3-93 of the Federal Insurance Administration. Therefore, the proposed development will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;

The project site is within the 100 year floodplain and is therefore considered environmentally sensitive land. However, the previous site grading and construction of the existing duplex have completely disturbed the site. The property is relatively flat with an elevation of 8 feet above mean sea level and does not include any sensitive topographical or biological resources. The site is neither within nor adjacent to Multi-Habitat Planning Area (MHPA) lands. A Mitigated Negative Declaration dated January 15, 2008, has been prepared for this project in accordance with State CEQA guidelines, and a Mitigation, Monitoring and Reporting Program is required for Archaeological Resources to reduce any potential impacts to below a level of significance. Thus, with the implementation of the conditions in the Geotechnical Investigation the proposed project should not adversely affect environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple species Conservation Program (MSCP) and subarea plan;

The project proposes the demolition of the existing duplex and construction of a three-level single dwelling unit with attached carport. The project site is south of, but not adjacent to, the Multiple Species Conservation Program (MSCP), Multiple Habitat Planning Area (MHPA) of the San Diego River floodway. Therefore, the project does not need to show consistency with Multiple Species Conservation Program Subarea Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and

The subject property is located approximately 450 feet away from the edge of the public beach, and is separated from the shoreline by a city parking lot. All site drainage from the proposed development would be directed away from the adjacent properties into existing public drainage system located on West Point Loma Boulevard via sheet flow. In addition, all applicable Best Management Practices shall be incorporated into the construction plans or specifications during the construction permit process. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

The project proposes the demolition of the existing duplex and construction of a three-level single dwelling unit with an attached carport. An environmental analysis was performed and Mitigated Negative Declaration (MND) No. 51076 was prepared, which would mitigate potentially significant archaeological resource impacts to below a level of significance. The MND also discusses the location of the project being within the 100-year floodplain of the San Diego River according to the Federal Emergency Management Agency (FEMA) map. The permit and MMRP prepared for this project include conditions, environmental mitigation measures, and exhibits of approval relevant to achieving compliance with the applicable regulations of the Municipal Code in effect for this project. These conditions have been determined necessary to avoid potentially adverse impacts upon the health, safety and general welfare of persons residing or working in the area. These conditions include requirements

pertaining to landscape standards, noise, lighting restrictions, public view, public right of way improvements, flood-proofing the structure and raising the habitable space above flood line, and a Mitigation, Monitoring and Reporting Program for Archaeological Resources, which provides evidence that the impact is not significant or is otherwise mitigated to below a level of significance. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

Supplemental Findings, Environmentally Sensitive Lands Deviations(c)

1. There are no feasible measures that can further minimize the potential adverse affects on environmentally sensitive lands; and

The project proposes the demolition of the existing duplex and construction of a three-level single dwelling unit with an attached carport. The proposed development is located within Zone "A" on the Flood Insurance Rate Map (FIRM), which represents a *Special Flood Hazard Area*, and has a base Flood Elevation of 9.6 feet mean sea level. The City of San Diego's restrictions on development within the floodplain require that the lowest floor, including basement, elevated at least two (2) feet above the base flood elevation. The Federal Emergency Management Agency (FEMA) requires that the finished floor elevation be at one or more feet above the base flood elevation (BFE). This project is requesting a development of the residential structure, to be at one (1) foot above the Base Flood Elevation which is consistent with FEMA and it has been determined to be suffice in this flood Zone "A". In addition, all structures subject to inundation shall be flood-proofed and meet the requirements of the Federal Insurance Administration's Technical Bulletin 3-93.

A Mitigated Negative Declaration dated January 15, 2008, has been prepared for this project in accordance with State CEQA guidelines, and a Mitigation, Monitoring and Reporting Program is required for Archaeological Resources to reduce any potential impacts to below a level of significance. Thus, with the implementation of the conditions in the Geotechnical Investigation the proposed project should not adversely affect environmentally sensitive lands.

Building the structure one-foot above BFE, will not have implications to environmentally sensitive lands, therefore there are no feasible measures that can further minimize the potential adverse affects on environmentally sensitive lands.

2. The proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land, not of the applicant's making

The proposed development is taking place within the 100 Year Floodplain (*Special Flood Hazard Area*), and the proposed new development is not in conformance with SDMC section §143.0146(C)(6) which requires a development within a *Special Flood Hazard Area* to have the lowest floor, including basement, elevated at least two (2) feet above the base flood elevation. The Federal Emergency Management Agency (FEMA) requires that the finished floor elevation be at one or more feet above the base flood elevation (BFE). This project is requesting a deviation to allow development of the residential structure, to be at one (1) foot above the Base

Flood Elevation. All structures subject to inundation shall be flood-proofed and meet the requirements of the Federal Insurance Administration's Technical Bulletin 3-93. The proposed carport parking area is the minimum necessary to exclude the parking from the FAR, to allow for a reasonably sized residence on this sub-standard lot. In addition, the applicant states that there is hydrological evidence that flooding, if any that may occur in a 100 years flood event, would be minor and easily handled by the proposed flood proofing. The property is protected by a levee from floods that may come from the San Diego River. Flooding in this area would be due to lack of capacity of the storm water system. Flooding in a 100 year event in this area is very low velocity (ponding only) and does not come from the river or the beach but from run off from the streets on the hill above ocean beach. Additionally, there is evidence that recent and significant storm water repairs in this area should significantly reduce the already low risk. The proposed BFE will not have an adverse effect on environmentally sensitive lands and provide the minimum necessary to afford relief from special circumstances or conditions of the land.

Supplemental Findings, Environmentally Sensitive Lands Deviation from Federal Emergency Management Agency Regulations(d)

1. The City engineer has determined that the proposed development, within any designated floodway will not result in an increase flood levels during the base flood discharge;

The proposed development is taking place within the 100 Year Floodplain and not within the Floodway. Therefore, this finding is not applicable to the subject project.

2. The City engineer has determined that the deviation would not result in additional threats to the public safety, extraordinary public expense, or create a public nuisance.

The proposed development is to demolish an existing one-story, duplex and construct a new 1,749 square-foot, three-story single-family dwelling unit with attached carport. The permit as conditioned, shall flood-proof all structures subject to inundation. The owner shall bear all costs of flood-proofing, and there will be no expense to the city.
The City Engineer has determined that the deviation to allow the structure to be built one (1) foot above the BFE rather than two (2) feet above as required by the Land Development Code will not cause an increase in the flood height. The elevation requirement of the Land Development Code is for the protection of the structures and its contents. Lessening that requirement does not result in additional threats to public safety, extraordinary public expense, or create a public nuisance.

Variance – Section §126.0805:

1. There are special circumstances or conditions applying to the land or *premises* for which the variance is sought that are peculiar to the land or *premises* and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the *applicant* after the adoption of the applicable zone regulations.

The project has been revised in accordance with direction provided by the City Council during public hearing on November 13, 2007. The Council directed the applicant to remove the

underground parking and redesign the project with at-grade parking. This change has resulted in a request for a variance that the previous design did not require. There are special circumstances associate with the project site that are not the result of the actions of the owner. The lot within the 100 Year Floodplain (*Special Flood Hazard Area*) and zoned RM-2-4 which is intended to encourage multi-family residential development. However, within the Ocean Beach community, the RM-2-4 zone is restricted to a significantly lower floor area ratio (FAR) and higher parking requirements than the identical zone designation in other areas of the City. Additionally, the property is only 2,500 square feet and although it constitutes a legal building lot, the site is substandard by current RM-2-4 standards which requires a minimum lot size of 6,000 square feet. Further, the project site does not include an alley access as is typical with the RM-2-4 zone designation. Therefore, the project site is regulated by a zone designation that is intended for development of multiple units on larger lots with alley access for parking. Whereas, in the case of the Stebbins property, the applicant is seeking to develop a small lot with a single-family home without alley access and without the design flexibility to locate the parking below grade to the flood plain. These circumstances conspire to eliminate any reasonable redevelopment of the site and should be considered unique to the area.

2. The circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the *applicant* of reasonable use of the land or *premises* and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or *premises*.

The proposed development is to demolish an existing one-story, duplex and construct a new 1,749 square-foot, three-story single-family dwelling unit with an attached two-car carport. The existing conditions of the site including the lack of alley access, a substandard lot size and restrictive zoning requirements have caused difficulty in developing the property and improving the non-conforming parking situation. Therefore, the project requires deviations from the underlying RM-2-4 Zone requirements for reduced front setback to permit a 361 square-foot two-car carport, and to deviate from SDMC Section 131.0446(e), which requires that a minimum of one-fourth of the permitted floor area ratio (FAR) be reserved for required parking. Since the applicant is proposing only a single unit in a multi-family zone, strict application of the ordinance would deny the applicant reasonable use of the subject property.
The granting of these variances would allow the owner to make a reasonable use of the land by allowing the construction of a 1,749 square-foot dwelling unit with attached two-car carport within the front setback. Granting the variance would result in a structure that would be compatible with the existing development pattern which has been established in this community and would allow the owner reasonable use of the property by allowing a home of similar size and character to that found in the surrounding area. Without this deviation, the design alternative at the same density would be a "box-like" form, increasing visual bulk and scale. This form would be out of character with the surrounding neighborhood and may be considered inconsistent with the Ocean Beach Precise Plan. The proposed deviations to the development regulations would be the minimum necessary to develop the site with a small single-family dwelling unit that would be sufficiently parked.

3. The granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.

The proposed project includes the demolition of an existing duplex and construction of a 1,749 square-foot, three-level single family dwelling. The project site is located on a block consisting of identical one-story duplexes, many of which are dilapidated and in need of repair/remodeling. Surrounding uses include single and multi-family residential with some structures reaching two and three-stories in height. The proposed demolition and construction would meet the plan's residential element objective to "renovate substandard and dilapidated property."

The proposed modified design which incorporates the carport into the front facade, creates the effect of terracing away from the street which reduces the structure's apparent bulk and minimizes structural scale from the pedestrian right-of-way. In addition, the proposed carport incorporates transparency into the open design such that pedestrians are able to look through the structure, further minimizing the bulk of the structure. The design observes and protects the required side yard set backs and deed restrictions will secure visual access through the property. In addition, the proposed development would improve previously conforming conditions by providing a minimum of two off-street parking spaces and the replacement of a faulty structure with a flood proofed structure which is a step forward for improving public safety. The proposed project would implement the Ocean Beach Precise Plan and residential goals to preserve small-scale character. At three stories, the project would appear larger than immediately adjacent development. However, the project would more closely match 2-story and 3-story structures on the block to the immediate north of West Point Loma Boulevard. Therefore, the proposed development would be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare

4. The granting of the variance will not adversely affect the applicable *land use plan*. If the variance is being sought in conjunction with any proposed *coastal development*, the required finding shall specify that granting of the variance conforms with, and is adequate to carry out, the provisions of the certified *land use plan*.

The project site is designated for multi-family residential in the Ocean Beach Precise Plan with a density yield of 25 dwelling units per net residential acre, and is subject to the Proposition D thirty foot (30') height limit. The goal of the residential designation is to maintain the existing residential character of Ocean Beach as exemplified by a mixture of small-scale residential building types and styles. The project proposes to construct a single family residence with a density of 17 dwelling units per acre and will not have a detrimental impact on the community plan designation.

The project includes the demolition of an existing duplex and construction of a 1,749 square-foot, three-level single family dwelling. The project site is located on a block consisting of identical one-story duplexes, many of which are dilapidated and in need of repair/remodeling. Surrounding uses include single and multi-family residential with some structures reaching two and three-stories in height. The proposed demolition and construction would meet the plan's residential element objective to "renovate substandard and dilapidated property."

The proposed modified design which incorporates the carport into the front facade, would be consistent with the goals of the Ocean Beach Precise Plan. The development creates the effect of terracing away from the street which reduces the structure's apparent bulk and minimizes

structural scale from the pedestrian right-of-way. In addition, the proposed carport incorporates transparency into the open design such that pedestrians are able to look through the structure, further minimizing the bulk of the structure. The design observes and protects the required side yard set backs and deed restrictions will secure visual access through the property. In addition, the proposed development would improve previously conforming conditions by providing a minimum of two off-street parking spaces where no designated parking currently exists. The proposed project would implement the Ocean Beach Precise Plan and residential goals to preserve small-scale character. At three stories, the project would appear larger than immediately adjacent development. However, the project maintains a lower density appropriate for the small lot and would more closely match 2-story and 3-story structures on the block to the immediate north of West Point Loma Boulevard.

The Local Coastal Program element of the Ocean Beach Precise Plan implements California Coastal Act policies for protection, enhancement and expansion of public visual and physical access to the shoreline. The proposed project would not affect either visual or physical access to the shoreline, whether adjacent to the beach or from elevated areas. There are no physical public access points on the subject property and no designated public view corridors on the subject property. The design observes and protects the required side yard set backs and deed restrictions will secure visual access through the property. Also, the carport design incorporates open design which allows visual access through the front yard setback.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 147134, Site Development Permit No. 389939 and Variance No. 528347 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 147134, 389939 and 528347, a copy of which is attached hereto and made a part hereof.

_____

Laila Iskandar
Development Project Manager

Development Services

Adopted on: March 20, 2008

Job Order No. 42-3454

cc: Legislative Recorder, Planning Department

ATTACHMENT 10

Ocean Beach Planning Board, Inc.
P.O. Box 70184
Ocean Beach, California 92167

July 6, 2006

City of San Diego
Development Services Department
1222 First Avenue, MS 302
San Diego, CA 92101

Attn: Laila Iskandar, Project Manager

Subject: Project No. 51076 (5166 West Point Loma Blvd.)

Dear Ms. Iskandar:

The subject project was presented at the Ocean Beach Planning Board's General Meeting on July 5, 2006 at which a quorum was present. There were two motions concerning this property and neither one passed.

Various board members noted that the new residence would represent a significant improvement over the existing duplex, and would improve the character of the general neighborhood. In addition the change from a duplex to a single family residence would reduce density in the area.

Various board members noted concerns about the height of the project, and that other property on the block might be re-developed to similar heights, altering the character of the neighborhood. The concern is that subsequent development might create a corridor of tall buildings on the block. The suggestion was to restrict the project to two stories.

It was moved and seconded to recommend approval of the project as presented. Motion did not pass. VOTE: 4 YES, 4 NO, 0 Abstained.

It was moved and seconded to recommend denial of the project as presented due to the bulk and scale inappropriateness with the neighborhood. Motion did not pass. VOTE: 4 YES, 4 NO, 0 Abstained.

Thank you for recognizing our efforts and considering our vote.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Jane Gawronski, Ph.D. - Secretary
Ocean Beach Planning Board

City of San Diego
Development Services
Division Name
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

000561

ATTACHMENT 14

ATTACHMENT 11

Ownership Disclosure Statement

Project Title

Project No. For City Use Only
51076

Project Address:
5166-66½ W. PT Loma Blvd

Part I - To be completed when property is held by Individual(s)

Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):
DAVID STEBBINS
☒ Owner ☐ Tenant/Lessee
4948 Voltaire #1A
Street Address:
San Diego CA 92107
City/State/Zip:
San Diego CA 6192230174
Phone No: Fax No:
Signature: Date: 2/25/04

Name of Individual (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Signature : Date:

Name of Individual (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Signature : Date:

Name of Individual (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Signature : Date:

Name of Individual (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Signature : Date:

Name of Individual (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Signature : Date:

DEVELOPMENT SERVICES

Project Chronology

STEBBINS RESIDENCE - PROJECT NO. 51076

Date	Action	Description	City Review	Applicant Response
10/27/2004	Applicant submits first full set of plans.	**Project Deemed Complete**		
12/14/2004	First Issues Report sent to applicant	Issues Report identifying required approvals and outstanding issues provided to applicant.	48 days	
9/15/2005	Applicant submits second full set of plans for review.	Applicant's revised set of plans submitted in response to City staff.		275 days
10/18/2005	Second Issues Report sent to applicant		34 days	
6/9/2006	Applicant submits third full set of plans for review.	Applicant's revised plans submitted in response to City staff issues report		234 days
7/11/2006	Third Issues Report sent to applicant		32 days	
8/10/2006	Applicant submits fourth revised plans for review.	Applicant's revised plans submitted in response to Engineering staff.		31 days
9/19/2006	Fourth Issues Report sent to applicant		41 days	
10/12/2006	Applicant submits fifth revised plans for review.	Applicant's revised plans submitted in response to City staff issues report		23 days
11/14/2006	All Issues Resolved by applicant		33 days	
11/14/2006	City Issues Resolved		-------	
2/8/2007	Public Hearing-Planning Commission	**First available date after completing the project**	85 days	
3/1/2007	Process 4 Decision Date	Planning Commission Decision to approve the project	21 days	
3/14/2007	Appeal Filed	Appeal to City Council Filed.		13 days
5/22/2007	Public Hearing "Continued"	City Council	69 days	
6/19/2007	Public Hearing "Continued"	City Council	28 days	
9/4/2007	Public Hearing "Continued"	City Council	77 days	
9/25/2007	Public Hearing "Continued"	City Council	21 days	

10/30/2007	Public Hearing "Continued"	City Council	35 days	
11/13/2007	Public Hearing	City Council directed the applicant to eliminate the underground parking and redesign the project with at-grade parking.	14 days	
12/20/2007	Applicant submits revised design for review			37 days
1/29/2008	All Issues Resolved by applicant		40 days	
3/20/2008	Public Hearing-Planning Commission	**First available date after completing the project**	50 days	
TOTAL STAFF TIME		Averaged at 30 days per month	20 months 28 days	
TOTAL APPLICANT TIME				20 months 13 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to PC Hearing	41 Months, 11 days	

Environmental Document

Draft MND: September 15, 2008	Final MND: January 15, 2008