



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: May 15, 2008 **REPORT NO. PC-08-061**

ATTENTION: Planning Commission, Agenda of May 22, 2008

SUBJECT: COSTA VILLAS – PROJECT NO. 102781
PROCESS FOUR

OWNER: Jonathan & Kathy Head

APPLICANT: Gary Taylor and Associates, Inc – Gary Taylor

SUMMARY

Issue(s): Should the Planning Commission approve the demolition of an existing single family residence and construction of a residential fourplex within the Linda Vista Community Plan area?

Staff Recommendation: APPROVE Planned Development Permit No. 521253.

Community Planning Group Recommendation: On February 26, 2007, the Linda Vista Planning Committee voted 5-9-0 to approve the Variance. The motion failed. The applicant withdrew the request for a Variance and applied for a Planned Development Permit. The applicant has elected not to return to the planning group for reconsideration.

Environmental Review: This project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). The environmental exemption determination for this project was made on July 21, 2006, and opportunity to appeal that determination ended on August 11, 2006.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The Linda Vista Community Plan designates the proposed project site for Medium-High Residential use at 30 to 43 dwelling units per acre. Based

on this land use designation, three to five dwelling units could be allowed. The proposed project consisting of four multi-family dwelling units would implement this residential density range. Approval of the demolition of an existing single-family unit and the construction of four residential units would result in an increase of residential units in an area with a high student population. The applicant has elected to pay the Inclusionary Affordable Housing In-Lieu fee.

BACKGROUND

The project site is located at 5648 Laretta Street in the RM-3-7 zone, the Campus Parking Impact Overlay Zone and the Linda Vista Community Plan area. The project site is located within the Silver Terrace neighborhood of the Linda Vista Community Plan area. The Silver Terrace neighborhood is designated for multi-unit condominium and apartment complexes with a Medium-High density of 30-43 dwelling units per acre. Goals within this neighborhood include maintaining and promoting Silver Terrace as a diverse neighborhood which interacts with the University of San Diego and the trolley. The Silver Terrace Neighborhood is identified in the community plan as being affected by crowded parking conditions due to the proximity of large educational institutions, high student population in the area, and the existence of older residential development that did not provide adequate off-street parking.

The site currently has a one-story single family residence built in 1956. The site has an existing curb cut, however, it does not currently lead into a required off-street parking space. The site has an overall grade differential of approximately ten feet. The grade at the rear of the property abutting the alley is ten feet higher than the grade on Laretta Street.

The proposed project was originally submitted requesting demolition of an existing single family residence and construction of a fourplex with a Variance for parking deviations for tandem parking and maintaining an existing street access. Staff reviewed the project and could not support a Variance; therefore, the applicant resubmitted the project with a request for a Planned Development Permit, which per San Diego Municipal Code Section 126.0602(b)(1) requires a Process Four, Planning Commission Decision.

DISCUSSION

Project Description:

The applicant is requesting approval of a Planned Development Permit for the demolition of an existing one-story single family residence and construction of a three-story, 7,918 square-foot, residential fourplex with two deviations. The first deviation is to construct four tandem garages accessed off the alley and count them as eight parking spaces. Typically the tandem spaces on the proposed project site, while not within the Residential Tandem Parking Overlay Zone, would count as one space and not two. The second deviation is to maintain an existing driveway access off Laretta Street where redevelopment with access to an alley must take access from the alley and its current access from the street must be removed (Parking and Access Requirements (SDMC, Section 142.0525 & 142.0560).

The project site is 5,000 square feet and zoned RM-3-7. The minimum lot size for this zone is 7,000 square feet. Although five units can be developed on this site, based on the lot size of 5,000 square feet, the maximum height of 40 feet, the maximum floor area ratio of 1.80 (9,000 square feet) and a ten-foot grade differential on the site, only four units with deviations could be developed. The proposed units will each have three bedrooms, three bathrooms and will range in size from 1,388 square feet to 1,404 square feet. There will be a total of six attached garages. Four tandem garages will be accessed off the alley, and will count as eight off-street parking spaces and two, one-car garages will be accessed from Laurtta Street. There will be a total of ten off-street parking spaces. In addition, there will also be a twenty foot long driveway that will accommodate one guest parking space.

The Silver Terrace neighborhood is designated for multi-unit condominium and apartment complexes with a Medium-High density of 30-43 dwelling units per acre. The existing single family residence does not meet the residential density set forth by the community plan for the site as it currently provides nine dwelling units per acre and has no off-street parking. The proposed residential fourplex would meet the residential density set forth by the community plan for this site as it would provide 35 dwelling units per acre and provide the required off-street parking.

The proposed fourplex is under the permitted density, floor area ratio and height allowed in the area. Emphasis on the design was placed on architecture, articulation, density and garaged parking. Staff has analyzed the proposed deviations for tandem parking and maintaining the existing access and can support the requested deviations.

Community Plan Analysis:

The Linda Vista Community Plan designates the proposed 5,000 square foot site for Medium High Residential. The community plan further identifies the project site within the Silver Terrace neighborhood, which is primarily developed with multi-unit condominium and apartment complexes. Based on the existing land use designation, four to five dwelling units could be allowed. The proposed project consisting of four multi-family units would implement the residential density of the existing land use designation.

The Residential Land Use Element of the community plan recommends that new multi-family development provide adequate screening and landscaping. The proposed projects would implement this recommendation by providing 24-inch box trees and accent shrubs along the street frontage. Additionally, accent shrubs and 24-inch box accent palms would be planted along the alley side of the project. The proposed project would also implement recommendations in the Urban Design Element by incorporating 24-inch box Purple Leaf Plum and Coral Gum trees along Laurretta Street which are listed trees within the Linda Vista Street Tree Plan for the Silver Terrace Neighborhood.

According to the Residential Land Use Element of the community plan, neighborhoods such as the Silver Terrace neighborhood, are affected by crowded parking conditions due the proximity of large education institutions, high student populations, and the existence of older residential developments which did not provide adequate off-street parking. In order to address these issues, the project proposes deviations to allow four tandem off-street parking spaces to count as eight

spaces and to maintain an existing driveway where access should be taken from the alley when new development is proposed. The Residential Land Use Element of the community plan mentions that additional mechanisms should be considered to address parking issues within the Silver Terrace neighborhood. The proposal of tandem parking spaces would allow an opportunity to provide adequate off-street parking for the proposed project. Additionally, maintaining the existing driveway along Laretta Street would allow the proposed project to access off-street parking spaces where accessing all spaces from the alley would be infeasible due to the higher grade along the alley. As proposed, the project along with the proposed deviations would not adversely impact the goals and recommendations of the Linda Vista Community Plan.


Conclusion:

Staff has reviewed the proposed Planned Development Permit and has found it to be in conformance with the Linda Vista Community Plan and the applicable sections of the San Diego Municipal Code regulating the RM-3-7 zone, Planned Development Permit and land use policies. Staff has determined that the required findings can be made as the project meets the applicable regulations and requirements. Staff recommends approval of the project as proposed.

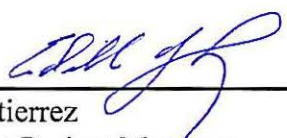
ALTERNATIVES

1. **Approve** Planned Development Permit No. 521253, **with modifications.**
2. **Deny** Planned Development Permit No. 521253, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Edith Y. Gutierrez
Development Project Manager
Development Services Department

Attachments:

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