

**CITY OF SAN DIEGO
M E M O R A N D U M**

DATE: October 5, 2007

TO: Chairman Schultz and Members of the Planning Commission

FROM: Laura C. Black, Development Project Manager

SUBJECT: PROJECT NO. 3511 – ARMSTRONG RESIDENCE

The above referenced project, the Armstrong Residence, was last before the Planning Commission on July 12, 2007 and September 6, 2007. At the July 12, 2007 meeting, this item was continued in order to allow the applicant to review the project's design and determine if the proposed retaining walls within the side yard setback could be reduced in height. At the September 6, 2007 meeting, this item was continued due to incorrect data on the conceptual plans that was provided by the applicant

This memo addresses the steps that have been taken by the applicant and City staff since the hearing on July 12, 2007, and steps taken by the applicant and City Staff after the hearing on September 6, 2007. The details of the project history are within staff's report dated July 5, 2007.

On August 10, 2007, the applicant submitted revised plans. These plans were distributed for staff's review and a copy was also sent to the La Jolla Community Planning Association. The revised plans showed smaller retaining walls within the side yard setbacks and no encroachment into the 45 degree building angle above 24 feet.

On August 14, 2007, staff met with the applicant to discuss discrepancies found within the plans submitted on August 10, 2007. The applicant agreed to review the proposed design and to fix the discrepancies discussed at the meeting.

On August 16, 2007, the applicant submitted a new set of project plans. These plans were distributed for staff's review and a copy was sent to the La Jolla Community Planning Association. The plans showed 3 smaller walls on the north side yard setback and 2 retaining walls on the southside yard setbacks. There were no encroachments into the 45 degree building angle above 24 feet. All proposed retaining walls were at 6 feet (or below) in height.

On August 21, 2001, staff completed their review of the project. Development Services Department Staff has determined that a variance is no longer required for the project. The project requires a Coastal Development Permit. Staff has revised the Negative Declaration to reflect the revised project scope for a Coastal Development Permit only. The revisions to the Negative Declaration do not affect the conclusion within the environmental document.

On September 6, 2007, the item was continued to October 11, 2007, due to incorrect data on the conceptual plans that was provided by the applicant. Revised plans were submitted to City staff on September 28, 2007, with corrections provided to the applicant on September 24, 2007. A new set of revised plans were submitted to City staff on September 28, 2007, with corrections provided to the applicant on October 1, 2007.

On October 3, 2007, the applicant submitted the final set of conceptual plans to staff. A copy of this plan set was distributed to the La Jolla Community Planning Association. As shown on the October 3, 2007 plans, the project no longer requires a Variance. The project requires a Coastal Development Permit.

Based on the above information and all information presented to the Planning Commission to date, staff recommends certification of the Negative Declaration and approval of the Coastal Development Permit.

Laura C. Black
Development Project Manager
Development Services Department

Attachments:

1. Project Plans
2. Draft Permit with Conditions
3. Draft Resolution with Findings