

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

DATE: March 22, 2007

TO: Planning Commission

FROM: William Zounes, Development Project Manager

SUBJECT: Las Palmas, Project Number 92178, (Continuance from February 8, 2007 Planning Commission Hearing).

On February 8, 2007, the Planning Commission considered the Las Palmas project. The commissioners expressed some concerns about the design and directed the applicant to consider design changes. The item was continued to March 29, 2007. The project proposes the construction of a 17-unit condominium complex consisting of four three-bedroom units and 13 four-bedroom units ranging in sized from 1,769 square feet to 1,986 square feet. Items I through VI below summarize the direction from the Planning Commission and the applicant's response to those items. Staff has prepared the response to item NoVII .

Responses to Planning Commission issues:

- I. Revise Buildings "A", "J", and "H" so that entrances and porches are oriented towards Alverson Road with the intent that the project is creating a visible connection with the neighborhood.**

Buildings A, J, and H have been re-oriented to face and address the street (Alverson Road), with porches that are oriented towards the street. This gives the project a visible connection with the community (Attachment 6).

- II. Provide detailed cross sections and elevations for buildings "A" "J", and "H" that show how they relate to the street.**

Cross sections and elevations of all the buildings have been provided (See Attachments below). Attachment 6 specifically displays how the project will look from Alverson Road while Attachment 5 identifies site sections of buildings "A", "J", and "H" and how it relates to the street.

- III. Provide plans which display cross sections of pedestrian access, retaining walls and landscaping.**

Attachment 4 specifically displays cross sections of Buildings "A", "J", and "H" depicting pedestrian access, retaining walls and landscaping connecting Alverson Road. The proposed landscape plan can be viewed from Attachment 16 and the Site Plan can be reviewed from Attachment 2.

IV. Provide information such as photos and cross sections of adjacent properties which show how the project relates to the existing neighborhood.

The project's applicant has provided an overview of the project and how it relates to the surrounding community (Attachment 1). Within the document are photos of the existing neighborhood.

V. Provide plans which show how the project will look as viewed from Alverson Road.

Attachment 6 displays how the project will look while traveling down Alverson Road. The three page attachment displays the previously proposed Alverson Road Elevation, the proposed Alverson Road elevation without landscape, and the proposed Alverson Road elevation with landscape.

VI. Provide a Tentative Map and floor plans of the project.

A Tentative Map has been provided as attachment 17. The Tentative Map has been updated to reflect the changes that have occurred with the site plan due to the modifications to Buildings "A", "J", and "H".

VII. Provide additional information on how the proposed project fits into the overall vision of the community.

The San Ysidro Community Plan recommends the preservation of neighborhood character through orienting development to the resident, considering landscaping as a major element, and promoting feelings of residential and user territoriality. The re-orientation of Buildings "A", "J", and "H" to face Alverson Road would help the proposed project interact and integrate with the surrounding neighborhood. The provision of front porches would help the proposed project interact with the street, enhance the pedestrian experience, and promote user territoriality (Attachment 19, resolution no. 1).

Conclusion

In summary, staff has determined that the required findings for the Tentative Map and Site Development Permit can be made as the project meets the applicable sections of the San Diego Municipal Code and Land Use Policy recommendations. Staff recommends approval of the revised project.



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Attachments:

- 1a. Applicant cover letter response to Planning Commission issues
- 1b. Color Rendering as View from Alverson Road
1. Las Palmas Integration with the Neighborhood: Overview
2. Proposed Site Plan
3. Original Site Plan presented at the 2/8/07 Planning Commission Hearing
4. Site Sections: Entire Site
5. Site Sections: Buildings "A", "J", and "H"
6. Site Elevations: Previously Proposes vs. Proposed
7. Existing Site
8. Building "A" Floor Plans and Elevations
9. Building "B" Floor Plans and Elevations
10. Building "C" Floor Plans and Elevations
11. Building "D" Floor Plans and Elevations
12. Building "E" Floor Plans and Elevations
13. Building "F" Floor Plans and Elevations
14. Building "G" Floor Plans and Elevations
15. Building "H" Floor Plans and Elevations
16. Building "J" Floor Plans and Elevations
17. Landscape Plan
18. Tentative Map
19. Revised SDP Resolution Strikeout/Underline