

DATE ISSUED: May 5, 2005 REPORT NO. PC-05-143

ATTENTION: **Planning Commission, Agenda of May 12, 2005**

SUBJECT: COAST BOULEVARD CONDOS - PROJECT NO. 35951. PROCESS 4

**OWNER/
APPLICANT:** Bonair Street Associates, LLC; Parma Family Limited Partnership and La Jolla Partners Coastal Development, LLC; Mr. William A. Berwin, Manager.

SUMMARY

Issue(s): Should the Planning Commission approve a Coastal, Site and Planned Development Permit and a Map Waiver and Waiver of Undergrounding to demolish an existing two-story, nine-unit apartment building and construct a new three-story over basement garage, three-unit condominium building on a 8,001 square-foot lot at 351 Coast Boulevard in Zone 5 of the La Jolla Planned District, Coastal Overlay Zone (appealable area), Coastal Height Limit and Beach Parking Impact area all within the boundaries of the La Jolla Community Plan?

Staff Recommendation:

1. CERTIFY Mitigated Negative Declaration No. 35951, and ADOPT the Mitigation Monitoring and Reporting Program (MMRP); and
2. APPROVE Coastal Development Permit No. 103089, Site Development Permit No. 103090 and Planned Development Permit No. 197310; and
3. APPROVE Map Waiver and Waiver of Undergrounding No. 197345.

Community Planning Group Recommendation: The La Jolla Community Planning Association approved the project by a vote of 14-0-0, on November 4, 2004, with no suggested conditions.

Other Recommendations: None

Environmental Review: A Mitigated Negative Declaration No. 35951, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level of insignificance any potential impacts identified in the environmental review process.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid by the applicant through maintenance of a deposit account with the City of San Diego.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The community plan designates the subject property for Medium Residential development at 15-30 du/ac. Based on this density, the approximate .18-acre subject property could yield between 3 and 6 units. The proposed project is a 3-unit condominium complex. The property is currently developed above density with an existing 9 unit apartment building. The proposed project would create a net loss of 6 existing units.

The subject property is located in the Coastal Overlay Zone. Pursuant to the Coastal Overlay Zone Affordable Housing Replacement Regulations in the Land Development Code, upon receipt of the applicant's Coastal Affordable Housing Compliance Permit, the Housing Commission staff carried out an income survey of the tenants who reside on the property. The survey did not identify any low or moderate income households and therefore the Housing Commission determined there is no replacement unit obligation. This project is also subject to the requirements of the City-wide Affordable Housing Inclusionary Ordinance. The applicant proposes to provide in lieu fees to conform to the affordable housing requirements.

BACKGROUND

The project site is addressed as 351 Coast Boulevard South on the east side of the street between La Jolla Boulevard and Coast Boulevard. The 8,001 square-foot site is in Zone 5 of the La Jolla Planned District and within the Coastal Overlay Zone (appealable area), Coastal Height Limit and Beach Parking Impact Overlay Zone, all within the boundaries of the La Jolla Community Plan. The property is designated for residential development at medium density of 14-43 dwelling units per acre. The surrounding area is fully developed with a mixture of mostly residential at various densities, some cultural and the recreational areas of the Pacific Ocean immediately to the west.

The project site is currently developed with a nine unit residential apartment building to be demolished. The project site has curb parking on the Coast Boulevard South and from the dead-

end alley abutting the rear of the site which originates on La Jolla Boulevard to the north.

The project application includes a Site Development Permit (SDP) required for review of the La Jolla Planned District Ordinance, a Coastal Development Permit (CDP) required for review of the Coastal Zone Overlay, a Planned Development Permit (PDP) for a deviation to allow parking access from the public street as well as the alleyway within the Beach Parking Impact Overlay Zone, and a Map Waiver and Waiver of Underground (MW) to allow the proposed three residential dwelling units to be sold as condominium units. The project is also subject to the Inclusionary Housing Ordinance, Condo Conversion Ordinance and the Coastal Overlay Zone Affordable Housing replacement Regulations. The inclusion of the PDP elevates this project application to the Process 4, Planning Commission decision-making level.

DISCUSSION

Project Description:

The project development will entail the demolition of the existing nine residential unit apartment building. The proposed new construction requires the grading of 3,500 cubic yards of cut to a maximum depth of 24-feet at the rear of the building footprint and no fill to provide a 6,377 square-foot basement for a mechanical room, janitorial room, elevator and lobby area, storage rooms for Units B and C, and 10 off-street parking spaces accessible from Coast Boulevard South. Two additional parking spaces are provided off the alley for a total of 12 off-street parking spaces. Three floors of living area are proposed over the basement with each floor containing one of the three dwelling units requested. The first floor contains 4,250 square-feet of area, and the second and third floors each contain 4,088 square-feet for a total floor area of 11,809 square-feet. The Floor Area Ratio (FAR) maximum for Zone 5 is a 1.5 ratio and the 11,809 square-feet represents a 1.48 FAR. The building height is the maximum 30-feet permitted. All minimum setbacks are met or exceeded.

Building materials proposed are exterior stucco walls, a concrete tiled pitched roof and wrought-iron railings for the decks. The project will meet landscaping requirements and the bulk and scale will be compatible to existing adjacent residential development on the north and south.

Waiver of Undergrounding:

The Council District 1 'neighborhood' in which the project site is located is in Block 1-F and a Undergrounding Schedule had been set for the year 2004, with this portion not yet completed. (Attachment No. 13).

San Diego Municipal Code Section 144.0240, allows the subdivider to apply for a waiver of the requirement to underground the existing overhead utilities within the boundary of the subdivision, or within the abutting public rights-of-way. City staff has determined the undergrounding waiver request qualifies under the Guidelines of Council Policy 600-25, *Undergrounding Conversion of Utility Lines at the Developers Expense* (Attachment No. 14), in

that it involves a short span of under 600-feet, would not represent a logical extension to an undergrounding facility and is a condominium conversion application. The applicant would be required to underground any new service run to any new or proposed structures within the subdivision, per Condition No. 5 of the draft Subdivision Resolution.

There are no power poles serving this site from Coast Boulevard South. Power lines extend down the west side of the alley adjacent to this site from La Jolla Boulevard and one power pole is located on the southeast corner of the site. If the undergrounding were required, no power poles would be removed and one new power pole would be required at the northeast corner of the lot in order to underground 50-feet of existing power lines. The visual result would be the 'crowding' of existing and new power poles and the 50-feet of undergrounding would not appreciably enhance the neighborhood.

Community Plan Analysis:

The subject property is designated as Medium Density Residential (15-30 du/ac) in the La Jolla Community Plan. The proposed 3-unit project conforms to this land use designation and density. Based on this density range, the approximate 0.18-acre subject property could yield between 3 and 6 units. The property is currently developed above density with an existing 9 unit apartment building.

The subject property is located across the street from Coast Boulevard Park and Nicholson Point Park along Coast Boulevard. It is also within close proximity to Bishops School and the La Jolla Village commercial area. This particular area consists of a variety of multi-family structures and immediately adjacent to the subject property are multiple story multi-family residential complexes.

The property is located outside of any Public Vantage Point identified in the La Jolla Community Plan and Local Coastal Program Land Use Plan. The nearest scenic overlook is located to the northeast along La Jolla Boulevard. The proposed development in no way impacts public vantage points.

The applicant is requesting a deviation from the Coastal Parking regulations to allow a curb cut to access the property. The La Jolla Community Plan recommends prohibiting curb cuts where there is alley access. The intent of the policy is to provide off street parking while minimizing the loss of public parking and reducing pedestrian and vehicular conflict. The natural grade of the property slopes down approximately 18 feet from the alley to Coast Boulevard. The proposed project includes a subterranean garage which would be difficult to access from the high grade of the alley. The applicant explored design alternatives and it was determined that access to the garage from the alley would ultimately result in a significant reduction in the amount of off street parking proposed. The deviation to allow access from the street was deemed acceptable due to access limitations from the alley to the proposed subterranean garage. Accessing the garage from the street will be a more efficient use of space since vehicle ramps from the alley

will not be required. The alley will provide two off street parking spaces in addition to ten spaces available in the subterranean garage.

The proposed 3-story development consists of 3 condominiums with a street level subterranean garage. The design of the building steps back with the slope of the property. The Mediterranean style architecture incorporates various materials, textures and colors and includes terraced front balcony decks. The proposed project is consistent with the scale of adjacent development and addresses La Jolla Community Plan policies to create visual relief through building articulation and terraced set backs.

The proposed project conforms to the policies of the La Jolla Community Plan. The existing development in the area is varied in scale and character, and the project is compatible with the surrounding neighborhood.

Environmental Analysis:

A Mitigated Negative Declaration No. 35951 and Mitigation Monitoring and Reporting Program (MMRP) has been prepared and finalized for this proposed project. An Initial Study determined that the project could have a significant environmental effect in the area of Paleontological Resources and Historical Resources (Archaeology). With subsequent revisions in the project that create specific mitigation, the project now avoids or mitigates the potentially significant environmental effects previously identified. Mitigation measures are included in the draft Coastal/Site/Planned Development Permit and Map Waiver Resolution, as specified in the Mitigation Monitoring and Reporting Program (MMRP).

Project-Related Issues:

The project proposes three deviations to the La Jolla Planned District Ordinance. The deviations are to allow for parking access from the street, to provide a 5 foot wide sidewalk, and to allow for a 5-foot encroachment into the front yard. The La Jolla PDO requires parking to be consistent with Chapter 14 of the Land Development Code and the Beach Parking Impact Overlay Zone which is applicable to this site. This requirement states that access to parking be taken from alley's and that curb cuts be closed on streets in order to improve on-street parking. Because of the grade difference between the front of the lot on the west facing Coast Boulevard South frontage and the rear alley frontage, basement parking garage design and function would not be feasible. The parking provided for this three-unit project, with 10-gargae and 2-surface spaces at a ratio of four spaces per dwelling unit, provides more than sufficient parking on-site for residents and guests and minimizes the impact on on-street parking for the 16-foot wide curb-cut proposed. Sidewalks are required to be the same width as existing (4-feet) but 5-feet is requested to enhance the pedestrian use and safety with the proposed driveway. Additionally, the curb-to-propertyline distance is 14-feet where the City-wide standard is 10-feet. The third deviation allows the proposed front decks to encroach 5-feet into the required 15-foot frontyard setback. The existing building onsite observes a 5-foot frontyard, the curb-to-propertyline is 14-feet and the deck adds desired visual relief and interest.

City staff supports the deviations and the La Jolla Community Planning Association, with recommendation from their subcommittees, has also voted to support this application as designed.

Conclusion:

The project, although losing a net of six dwelling units, is consistent with the zoning of the La Jolla Planned District, La Jolla Community Plan and La Jolla/La Jolla Shores Local Coastal Program and received a positive recommendation of the La Jolla PDO subcommittee of the La Jolla Community Planning Association. The project exceeds the off-street parking required and the desirable parking designed for the project might assure better on-street parking for visitors to the coastal resources. City staff and the community planning bodies support the project as being compliant with all codes, regulations and the intent of those documents.

ALTERNATIVES:

1. **Approve** Coastal Development Permit No. 103089, Site Development Permit No. 103090, Planned Development Permit No. 197310 and Map Waiver and Waiver of Undergrounding No. 197345, **with modifications.**
2. **Deny** Coastal Development Permit No. 103089, Site Development Permit No. 103090, Planned Development Permit No. 197310, and Map Waiver and Waiver of Undergrounding No. 197345, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

Marcela Escobar-Eck
Deputy Director, Customer Support and
Information Division
Development Services Department

Robert Korch, Project Manager
Customer Support and
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Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map

4. Project Data Sheet
5. Project Plans
6. Map Waiver Exhibit
7. Draft Map Conditions and Subdivision Resolution
8. Draft Permit with Conditions
9. Draft Resolution with Findings
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Chronology
13. Undergrounding Schedule and Council Policy