

DATE ISSUED: January 12, 2006

REPORT NO. PC-06-007

ATTENTION: Planning Commission, Agenda of January 19, 2006

SUBJECT: CWS RESIDENCE – PROJECT NO. 6400. PROCESS 5

OWNER/

APPLICANT: CWS, INC., a California Corporation, by Mr. Victor Fargo

SUMMARY

Issue(s): Should the Planning Commission recommend that the City Council approve a request to construct a new single-family residence and to abandon a drainage easement for a site at 1620 Torrey Pines Road within the La Jolla Community Plan area ?

Staff Recommendation:

1. RECOMMEND certification of Mitigated Negative Declaration No. 6400, and ADOPTION of Mitigation Monitoring and Reporting Program (MMRP) No. 6400; and
2. RECOMMEND approval of Coastal Development Permit No. 10577; and
3. RECOMMEND Approval of Site Development Permit No. 10582; and
4. RECOMMEND approval of Easement Abandonment No. 240347

Community Planning Group Recommendation: The La Jolla Community Planning Association voted 6-0-4 on October 7, 2004 to recommend approval of this application with no discussion of issues or any recommended conditions to be considered.

Other Recommendations: None

Environmental Review: Mitigated Negative Declaration No. 421341, 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: The processing of this application is paid for through a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action

Housing Impact Statement: The project proposes the construction of a new single-family residence on a vacant lot zoned for the proposed use and in conformity with the adopted La Jolla Community Plan land use designation. One new for-sale residential unit will be added to the housing stock within the La Jolla Community Plan area.

BACKGROUND

The project site is a vacant 13,452 square-foot lot located at 1620 Torrey Pines Road easterly of Coast Walk between Torrey Pines Road and the bluffs overlooking the Pacific Ocean. The property is zoned RS-1-7, and is within the Coastal Overlay Zone (Appealable area), Coastal Height Limit Overlay Zone, First Public Roadway, Sensitive Resource Zone, and within the boundaries of the La Jolla Community Plan. Properties on both sides are developed with single-family residences and the neighborhood is similarly zoned. An existing drainage easement and storm drain pipe traverses the site, emptying water down the bluffside to the rocks and beach area below. The single-family residence to the east encroaches onto the subject property and is not subject to or affected by any of the requested actions of the applicant.

DISCUSSION

Project Description:

The applicant is requesting a Coastal Development Permit (location within the Coastal Overlay Zone), a Site Development Permit (Sensitive Lands) and an Easement Abandonment (for storm-drain relocation), in order to construct a new 6,869 square-foot, three-story single-family residence with a 448 square-foot attached two-car garage.

The residence will be located in the lot area nearest to Torrey Pines Road and will observe a 40-foot setback from the top of bluff. The lot has an access easement across the adjacent lot to the west to Coast Walk. A portion of this access easement will be utilized to construct a driveway to Torrey Pines Road. Sufficient driveway apron area is provided in front of the two-car garage to permit vehicular turn-around so that vehicles do not have to back out onto Torrey Pines Road.

The proposed residence footprint will cover 2,471 square-feet of the lot area (18-percent) and the floor area used for calculation of Floor Area Ratio (FAR) is 5,052 square-feet (38-percent). Maximum height of the residence is 40-feet on this sloping lot in compliance with Proposition

'D' and the City-wide zoning definition of height. The structure observes a 4-foot interior sideyard setback on the west, a 13-foot 7-inch setback on the east sideyard, a 15-foot frontyard setback and a 40-foot blufftop setback. Hardscaped area, comprised mainly of the driveway, covers 1,521 square-feet of lot area.

Grading will consist of approximately 11,800 cubic yards of cut, 700 cubic yards of fill and export of 11,100 cubic yards of earth. Retaining walls are required for the driveway which descends 4-feet below the grade of Torrey Pines Road. The lot has steep sloping hillsides that create a small canyon that naturally drains to the blufftop and the ocean below. The elevation on the sidewalk along Torrey Pines Road is 116-feet and the highest elevation of the proposed residence is 121.93-feet.

The location of the existing 10-foot wide storm-drain and easement traverses the lot centrally and precludes designing a new residence in compliance with the zoning regulations. A structure cannot be constructed over the easement. The project requires an abandonment of the current easement which requires a Process 5 decision by the City Council with a recommendation from the Planning Commission. The 36-inch storm-drain and easement will be realigned from the curb inlet on the north side of Torrey Pines Road to run easterly across the front of the property and then turning north along the easterly side property-line to a discharge point at the bluff. All new on-site storm water and irrigation runoff will be collected at a sump pump and deposited on the public street gutter.

Environmental Analysis:

A Mitigated Negative Declaration has been prepared for this proposed construction of a new residence and relocation of a storm-drain and easement. During the Initial Study it was determined that this project could have a significant environmental effect in the areas of historical resources (archaeology) and paleontological resources. Revisions to the project now avoid or mitigate the potentially significant effects and a Mitigation, Monitoring and Reporting Program (MMRP) will be implemented for the historical and paleontological resources.

Project-Related Issues:

Planning staff focused attention on the coastal view goals of the La Jolla Community Plan and Coastal Overlay Zone and to the height and general zoning regulations. The City Engineer focused on the existing and proposed drainage system for the site and the proposed vehicular access. Geology staff examined the stability of the site and determined the blufftop and blufftop edge in order to determine setbacks. Environmental staff analyzed the historical impacts as several known archaeological sites are in the vicinity of this site and the grading activity could have a significant impact. A number of known paleontological sites are also within the vicinity and grading activities could impact this resource. With a mitigation plan, these impacts will be reduced to a level below significance

Conclusion:

The RS-1-7 zoned, 13,452 square-foot vacant lot is within a fully developed and urbanized neighborhood, and is surrounded by similar single-family residential use. The naturally steep hillsides and canyon feature have determined the drainage pattern for the area. Because the stormdrain and easement are in a location that make designing a home for the site more difficult, the applicant proposes to abandon and relocate both to the side of the lot. City staff has determined that the proposed project conforms to coastal regulations and design criteria for blufftop sites and general City regulations for the land use. The La Jolla Community Planning Association has voted to recommend approval of the project and there has been no known opposition from other interested parties.

ALTERNATIVES:

1. **Recommend Approval** of Coastal Development Permit No. 10577, Site Development Permit No. 10582, and Easement Abandonment No. 240347, **with modifications.**
2. **Recommend Denial** of Coastal Development Permit No. 10577, Site Development Permit No. 10582, and Easement Abandonment No. 240347, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

Jeffrey D. Strohminger
Deputy Director, Customer Support and
Information Division
Development Services Department

Robert Korch, Project Manager
Customer Support and
Information Division
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plan
6. Project Plans
7. Draft Permit with Conditions
8. Draft Resolution with Findings

9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Chronology