



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: June 7, 2016 REPORT NO. HO-16-032
HEARING DATE: July 13, 2016
SUBJECT: 8438 PASEO DEL OCASO. Process Three Decision
PROJECT NUMBER: [450023](#)
OWNER/APPLICANT: Tourmaline Properties, Inc. a California corporation

SUMMARY:

Issue: Should the Hearing Officer approve the demolition of an existing single dwelling unit and to construct a single dwelling unit on a 0.13 acre site located at 8438 Paseo Del Ocaso in the La Jolla Community Plan and Local Coastal Program Land Use Plan Area and within the La Jolla Shores Planned District?

Staff Recommendation:

1. ADOPT Mitigated Negative Declaration No. 450023, and ADOPT Mitigation, Monitoring, and Reporting Program; and
2. APPROVE Coastal Development Permit No. 1573990; and
3. APPROVE Site Development Permit No. 1573991; and

Community Planning Group Recommendation: On March 7, 2016, the La Jolla Community Planning Association voted 14-0-1 to recommend approval of the proposed project without conditions (Attachment 1).

Other Recommendations: On February 16, 2016, the La Jolla Shores Planned District Advisory Board voted 4-0-0 to recommend approval of the proposed project without conditions (Attachment 2).

Environmental Review: A Mitigated Negative Declaration No. 450023 (Attachment 3) has been prepared for the project in accordance with State of California Environmental Quality Act Guidelines, which address potential impacts to Historical Resources (Archaeology). A Mitigation, Monitoring and Reporting Program would be implemented with this project, which will reduce the potential impacts to below a level of significance.

BACKGROUND

The La Jolla Community Plan land use designation is Low Density Residential at a density range of 5-9 dwelling units per acre. The site is within the La Jolla Shores Planned District (LJSPD-SF) zone which allows for the development of a single dwelling unit. The project site can accommodate one dwelling unit based on the community plan land use and single family zone. The surrounding neighborhood development is single dwelling unit residential. The proposed project site is located at 8438 Paseo Del Ocaso (Attachment 4), north of Camino Del Oro (Attachment 5) in the Coastal Overlay Zone (Appealable Area), and the Coastal Height Limitation Overlay Zone. The property is in the La Jolla Community Plan Land Use Plan (Attachment 6).

The site was previously developed in 1961 with an existing single dwelling unit. A historical assessment was performed and City staff made the determination the property and associated structure is not considered historically or architecturally significant. The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The project site is a flat lot approximately 20.4 to 23.3 feet above mean sea level, and is located above the 100-year floodplain. The site does not contain Environmental Sensitive Lands as defined in San Diego Municipal Code Section 113.0103.

DISCUSSION

Project Description

The project proposes demolition of an existing single dwelling unit and construction of a 3,612-square foot two-story single dwelling unit with an attached 482-square foot garage, over a 942-square foot basement and associated site improvements on a 0.13 acre site. The proposed single dwelling unit would consist of a two car garage, family room, kitchen, dining room, office/bedroom with full bathroom and a half bathroom on first floor. The second floor would consist of four bedrooms each with private bathrooms, laundry room, two decks, and a roof deck. The basement would include a multipurpose room, full bathroom, and storage room. As a component of the proposed project, the structure incorporates a roof-mounted photovoltaic system sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The La Jolla Community Plan, Residential Element goals calls to maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. The proposed development incorporates various horizontal and vertical offsetting planes and complies with the maximum allowable height of the zone and with the required setbacks. The use of quality finishes and materials and muted earth-tone colors are consistent with what has been generally used in the surrounding development. The proposed setbacks, in addition to the offsetting planes, variation in building materials help break up the perceived bulk and scale and are an adequate transition between the proposed development and the existing dwelling units, and consistent with the La Jolla Community Plan.

Development of the proposed project requires the approval of a Process 3 Coastal Development Permit for coastal development in the Appealable Area of the Coastal Overlay Zone, and a Process 3 Site Development Permit for development within the La Jolla Shores Planned District.

Environmental Analysis:

A Mitigated Negative Declaration No. 450023 has been prepared for the project in accordance with State of California Environmental Quality Act Guidelines. A potential impact to Historical Resources (Archaeology) could result from implementing the project. A Mitigation, Monitoring and Reporting Program would be implemented which will reduce the potential impacts to below a level of significance.

The site is located within the La Jolla Shores Spindrift archaeological area. The archaeological sensitivity area requires special grading considerations due to a high potential of the project to impact archaeological resources. Archaeological monitoring is required.

Conclusion:

The project is not requesting nor does it require any deviations or variances regulations. The project is consistent with the recommended land use designation of the community plan and the regulations of the San Diego Municipal Code. Therefore, staff recommends the Hearing Officer to approve the project.

ALTERNATIVES

1. ADOPT Mitigated Negative Declaration No. 450023 and ADOPT the Mitigation, Mitigation, Monitoring, and Reporting Program; and APPROVE Coastal Development Permit No. 1573990 and Site Development Permit No. 1573991 with modifications.
2. DO NOT ADOPT Mitigated Negative Declaration No. 341980 and DO NOT ADOPT the Mitigation, Mitigation, Monitoring, and Reporting Program; and DENY Coastal Development Permit No. 1573990 and Site Development Permit No. 1573991, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Karen Bucey, Development Project Manager

Attachments:

1. La Jolla Community Planning Association Recommendation
2. La Jolla Shores Planned District Advisory Board Recommendation
3. Location Map
4. Aerial Map
5. Land Use Map
6. Project Data Sheet
7. Draft Permit with Conditions
8. Draft Resolution

9. Draft Environmental Resolution
10. Project Plans
11. Ownership Disclosure Statement