



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: August 17, 2005      REPORT NO. HO-05-152

ATTENTION:            Hearing Officer

SUBJECT:              HERSCHEL AVENUE MIXED USE  
PTS PROJECT NUMBER: 47559

LOCATION:              7840-7844 Herschel Avenue

APPLICANT:          Olympia Partners LP

### SUMMARY

Requested Action - Should the Hearing Officer approve Coastal Development Permit No. 135031 and Site Development Permit No. 139422 for the demolition of the existing one-story, commercial use building and construction of two, two-story buildings on an existing developed 7,000 square foot lot?

#### Staff Recommendation -

1.      CERTIFY Negative Declaration No. 47559; and
2.      APPROVE Coastal Development Permit No. 135031; and
3.      APPROVE Site Development Permit No. 139422

Community Planning Group Recommendation - The La Jolla Community Planning Association considered the project on March 3, 2005 and voted 7-5-1 in favor of the project with no conditions (Attachment 7).

Environmental Review – A Negative Declaration No. 47559, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

## BACKGROUND

The project site is a 7,000 square foot lot within Zone One of the La Jolla Planned District and the La Jolla Community Plan Area. The project is subject to the Coastal Height Limit Overlay Zone. The property is addressed as 7840-7844 Herschel Avenue and is an interior lot (Attachment 1). The site is surrounded by properties also within Zone One of the La Jolla Planned District and developed with commercial use buildings (Attachment 2 and 3). The La Jolla Community Plan designates the site for Commercial/Mixed Use (Attachment 2).

The site is currently improved with a one-story single commercial use building. The demolition of the existing building is the first step in redeveloping the property. The overall site is relatively flat with an overall grade differential of approximately 2 feet.

The Coastal Development Permit is being processed for the demolition of the existing one-story commercial use building and the construction of the two proposed two-story buildings within the Coastal Overlay Zone. The Site Development Permit is being processed to satisfy the requirement of the La Jolla Planned District Ordinance.

## DISCUSSION

### **Project Description**

The applicant is requesting approval of a Coastal Development Permit and Site Development Permit for the demolition of the existing one-story, commercial use building and construct two, two-story buildings on a 7,000 square foot lot. One building will contain 2,030 square feet of commercial space on the first floor and two residential units of approximately 2,700 square feet total on the second floor. The second two-story building proposes 4,320 square feet of residential space providing two residential units, with a total of four residential units provided for the project. Each unit contains a roof deck. An elevator is proposed to connect the proposed site to the adjacent site where the off-street parking spaces are to be located.

The proposed commercial space will be adjacent to Herschel Avenue, with two units above the commercial space. Units 'C' and 'D' are the units proposed above the commercial space. Each of these units is proposed to be 1,350 square feet each with two bedrooms, two bathrooms, living room, dining room and kitchen. Units 'A' and 'B' are proposed at the rear of the property located behind the building containing the commercial space and Units 'C' and 'D'. Units 'A' and 'B' are proposed to be 2,160 square feet each with two bedrooms, two bathrooms, living room, dining room, laundry room and kitchen within a two-story building. A courtyard is proposed between the two buildings containing hardscape, landscape features and the elevator connected to the adjacent building for access to the required parking spaces for the project.

Exterior elevations propose stucco walls to match in color with the Saks Fifth Avenue building, windows, concrete and stucco columns, wood beam trellis, and a red colored mission tile roof.

## **Community Planning Group Recommendation**

On March 3, 2005, the La Jolla Community Planning Association voted 7-5-1 in favor of the project with no conditions (Attachment 7).

## **Conclusion**

Staff has reviewed the request for a Coastal Development Permit and Site Development Permit for the demolition of the existing one-story, commercial use building and construct a two-story, 9,030 square-foot, mixed-use building, on an 7,000 square foot lot. There are a total of two buildings proposed on site. One building will contain 2,030 square feet of commercial space on the first floor and two residential units of approximately 2,700 square feet total on the second floor. The second two-story building proposes 4,320 square feet of residential space providing two residential units. The project will provide a total of four residential units. Staff has determined that the requested Coastal Development Permit and Site Development Permit comply with all the applicable sections of the Municipal Code and that the required findings can be made to support the project (Attachment 6). The La Jolla Community Planning Association voted in favor of the project. Staff has reviewed the project and prepared Negative Declaration No. 47559 in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

## ALTERNATIVES

1. Certify Negative Declaration No. 47559.
2. Approve Coastal Development Permit No. 135031 and Site Development Permit No. 139422, with modifications.
3. Deny Coastal Development Permit No. 135031 and Site Development Permit No. 139422, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

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Laura C. Black, Development Project Manager

## Attachments:

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

7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Chronology
10. Copy of Public Notice
11. Copy of Project Plans (forwarded to HO)