



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: August 1, 2024 REPORT NO. PC-24-038

HEARING DATE: August 8, 2024

SUBJECT: 6110 Camino de la Costa Coastal Development Permit/Site Development Permit/Neighborhood Development Permit, Process Four Decision

PROJECT NUMBER: [PRJ-1066101](#)

REFERENCE: Report to the Historical Resources Board, [Report No. HRB-24-015](#)

OWNER/APPLICANT: JMan at the Q, L.P., a California limited partnership; represented by Matthew Segal and Chandra Slaven

### SUMMARY

Issue: Should the Planning Commission approve a Coastal Development Permit, Site Development Permit, and Neighborhood Development Permit to demolish an existing two-story single dwelling unit (Historic Resource HRB No. 1481) and construct a two-story 8,649-square-foot single dwelling unit and associated site improvements located at [6110 Camino de la Costa](#). The 0.37-acre site is in the RS-1-5 Zone and Coastal Overlay (Appealable) Zone within the [La Jolla Community Plan area](#).

### Proposed Actions:

1. Certify [Environmental Impact Report \(EIR\) No. 1066101/SCH No. 2023070270](#) and adopt the Findings, Statement of Overriding Considerations, and the Mitigation, Monitoring and Reporting Program; and
2. Approve Coastal Development Permit No. PMT-3169345, Site Development Permit No. PMT-3169346, and Neighborhood Development Permit No. PMT-3275100 (PRJ-106601).

Fiscal Considerations: None with this action. All costs associated with the processing of this application are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The project proposes to demolish an existing single-dwelling unit and construct a single-dwelling unit, resulting in no change in the number of dwelling units.

Community Planning Group Recommendation: On July 6, 2023, the La Jolla Community Planning Group voted 12-5-1 to recommend approval of the project without conditions (Attachment 7).

Environmental Impact: An [Environmental Impact Report \(EIR\) No. 1066101/SCH No. 2023070270](#) (PRJ-106601) has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring, and Reporting Program has been prepared and will be implemented for impacts to Land Use and Historic Resources. This document has been prepared by the City of San Diego's Environmental Analysis Section under the direction of the Development Services Department and is based on the City's independent analysis and conclusions made pursuant to 21082.1 of the California Environmental Quality Act (CEQA) Statutes and Sections 128.0103(a), 128.0103(b) of the San Diego Land Development Code. Based on the analysis conducted for the project, the City of San Diego, as the Lead Agency, has prepared the following Environmental Impact Report. The analysis addressed the following issue area(s) in detail: Land Use, Historic Resources, Geology, Hydrology, and Water Quality. The Environmental Impact Report concluded that the project would result in significant and unavoidable impacts to Land Use and Historic Resources. All other impacts analyzed in the draft EIR were determined to be less than significant.

## BACKGROUND

The 0.37-acre project site contains an existing single-family residence and is located at 6110 Camino de la Costa (Attachment 1) in the La Jolla Community Plan area (Attachment 2) in the City of San Diego. The project site is located adjacent to the Pacific Ocean, nine miles northwest of downtown San Diego and 2.6 miles west of Interstate 5 (I-5). The project site is located east of the intersection of Camino de la Costa and Avenida Cortez on a coastal bluff in the Lower Hermosa Neighborhood of La Jolla. The project site is bound by Camino de la Costa to the east, single-family residences to the north and south, and the Pacific Ocean to the west. The project site contains sensitive coastal bluffs and is situated in the Coastal Overlay Zone.

The project site contains an existing 3,036-square-foot (SF), two-story residence and detached garage constructed in 1924. The residence and detached garage (with maid's quarters) are a designated Historical Resource in the City of San Diego Historic Resources Register (Site No. 1481). The existing home is situated adjacent to the unprotected coastal bluff and contains a 1,587 SF basement. The detached garage building is two stories high and features a side-gabled roof. The structural integrity of the existing home shows significant deterioration, including evidence of cracking of concrete walls, which appears to indicate some settlement/building movement and grade beams and columns show significant damage and deterioration.

On July 25, 2024, the City's Historical Resources Board (HRB) considered the historical resources section, recommendations, findings, and mitigation measures of the environmental document and findings associated with the Site Development Permit (SDP) as presented and voted (six "Yes" votes, two "No" votes, no abstentions and two board members absent) to recommend approval of the project to the Planning Commission as presented and conditioned.

## Permits Required:

- A Site Development Permit per San Diego Municipal Code ([SDMC](#)) [Section](#)

[126.0502\(d\)\(1\)](#) for the demolition of a designated historical structure located at 6110 Camino de la Costa, San Diego Historic Resource No. 1481. The proposed project is a substantial alteration that is not consistent with the Secretary of Interior Standards; therefore, a deviation from the Historical Resources Regulations is being requested.

- A Site Development Permit per [SDMC Section 126.0502\(a\)\(1\)\(A\)](#) due to the presence of Environmentally Sensitive Lands (ESL) in the form of coastal bluffs and special flood hazard areas, on the project site.
- A Coastal Development Permit (CDP) per [SDMC Section 126.0702\(a\)](#) is required for the project to allow for the demolition of the existing single-family residential structure and related site features and the construction of a new single-family residential structure within the Coastal Overlay Zone (COZ).
- A Neighborhood Development Permit per [SDMC Section 127.0104\(b\)](#) is required when a project proposes the maintenance, repair, alteration, or replacement of a previously conforming structure where the proposed development also requires a CDP. In the project's case, the NDP is required for the modifications to the historic garage and privacy wall, which are previously conforming structures, given that they do not conform to SDMC requirements and that the project requires a CDP, as described above.

The discretionary actions have been consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in SDMC Section [112.0103\(a\)\(1\)](#) and are processed at the highest process level. Therefore, the decision to approve, conditionally approve, or deny the project shall be made by the Planning Commission, and the decision is appealable to the City Council.

## DISCUSSION

### Project Description:

The project proposes to demolish an existing historically designated 3,036-square-foot (SF) two-story residence and construct a two-story 8,649 SF residence with a basement located at 6110 Camino de la Costa. The project would also include a pool at ground level and associated site improvements (i.e. hardscape and landscaping). The project would preserve the existing wall along the frontage of the site and the detached garage with modifications. The site would be accessible from a new driveway off Camino de la Costa and the project would connect to existing utilities within Camino de la Costa. Drainage would be directed away from the coastal bluff and directed into the existing storm drain system. The proposed project would also include removal of the existing walls and stairs west of the bluff edge and would preserve all portions of the lot west of the bluff edge as Environmentally Sensitive Lands (sensitive coastal bluff) with a Covenant of Easement (COE). The COE would include land use restrictions with the intent to preclude future development and to preserve the area.

As recommended in the geotechnical investigation assessing long-term bluff retreat over the economic lifespan of the residence, a design exception to the 40-foot coastal bluff setback required by the Environmentally Sensitive Lands regulations is proposed to reduce the coastal bluff setback to 25 feet. All structures and other site improvements, except landscaping, would be set back a minimum of 25 feet from the coastal bluff edge. All existing improvements, including but not limited to the existing stone walls, walkway, and staircase located on the existing coastal bluff face, would be removed by the project. No physical shoreline protection improvements are proposed. The site plan and architectural drawings incorporate modifications for the driveway width and visibility triangles to accommodate the existing historically designated garage, which is not in conformance with SDMC development regulations.

The new residential structure would be placed on-site to allow for the creation of a 7-foot-1-inch wide, deed-restricted view corridor with an easement to be recorded along the northern property line. Along the southern property line, where the existing historic garage is to be maintained, a deed-restricted view corridor of 1-foot 3-inches will also be established through a recorded easement. A visually permeable fence would replace short sections of the existing stucco privacy wall to facilitate views through the corridors. A COE would be recorded over the portion of the site westward of the coastal bluff to mean high tide, to protect on-site coastal resources.

#### Community Plan Analysis:

The project is located within the La Jolla Community Plan (Community Plan) and is consistent with the geologic conditions and visual resources policies of the Natural and Cultural Resources Element of the Community Plan. It would comply with the City's coastal bluff edge setback requirements and would be set back farther from the coastal bluffs than the existing residential structure, consistent with the recommendations of the site-specific geotechnical investigation report. Recordation of a COE combined with removal of the existing walls and staircases would further protect the coastal bluff consistent with the policies and recommendations of the Natural and Cultural Resources Element of the Community Plan.

The project's parking requirements would be met through the integration of a parking lift system in the rehabilitated garage structure, consistent with the Transportation System Element of the Community Plan by providing on-site parking thus improving the availability of public (street) parking in areas closest to the coastline. The project would be designed with high quality materials that would maintain the community character of the Lower Hermosa neighborhood in a way that respects the coastal bluffs, visual resources and public access described in the Residential Land Use Element. However, despite the implementation of historical resources mitigation, the proposed demolition of HRB Site No. 1481 would be inconsistent with the Historic Preservation Element policy, HP-A.5. Designate and preserve significant historical and cultural resources for current and future generations" directed at preserving the heritage of local landmarks and would be inconsistent with the Heritage Resources Element. Although the proposed demolition of HRB Site No. 1481 would remove an existing historically recognized structure from the fabric of the community the project proposes retaining elements of the site which include a majority of the front street facing site wall and the existing garage structure with adaptive re-use modifications to accommodate the modern needs of the proposed development.

The entire site is located within the Coastal Overlay Zone. The Coastal Overlay Zone (described within the Land Development Code [LDC] Chapter 13, Article 2, Division 4) addresses the protection of public access and coastal resources consistent with the Coastal Act. Development within the Coastal Overlay Zone is subject to the regulations of the LDC, as certified by the California Coastal Commission (CCC) and requires a CDP unless exempted by [LDC Section 126.0704](#).

As designated on Map Drawing No. C-731, the project site is situated between the first public roadway (La Jolla Boulevard) and the ocean. Thus, a CDP is required, and findings must be made to demonstrate that the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act. As noted above, the project site is located in the appealable area of the Coastal Overlay Zone.

The project site is located within the Coastal Height Limit Overlay Zone. The Coastal Height Limit Overlay Zone (described within LDC Chapter 13, Article 2, Division 5) provides a supplemental height limit of 30 feet above grade.

#### Environmental Analysis:

The project's Environmental Impact Report (EIR) contains an environmental analysis of the potential impacts associated with the implementation of the proposed project. The issues that are addressed in detail in the EIR include Land Use, Historical Resources, Geology, Hydrology, and Water Quality. Based on the analysis, the project would result in the potential for significant impacts to Land Use (conflicts with the environmental goals, objectives, and recommendations of the community plan or General Plan), and Historical Resources (adverse physical or aesthetic effects and/or the destruction of a historic building). Measures have been identified that would reduce these project impacts, to less than significant. Project impacts to Geology, Hydrology, and Water Quality would be less than significant, and as such, no mitigation for Geology, Hydrology, and Water Quality impacts would be required.

The EIR addresses the cumulative impacts due to the implementation of the proposed project in combination with past projects and future development projections. The project would contribute to cumulatively considerable effects on Land Use and Historical Resources, but it would not contribute to cumulatively considerable effects on Geology, Hydrology, and Water Quality.

The project would not have the potential to cause significant impacts for the following 16 issue areas: Agriculture and Forestry Resources, Air Quality, Biological Resources, Energy, Greenhouse Gas Emissions, Health and Safety, Mineral Resources, Noise, Paleontological Resources, Population and Housing, Public Services and Facilities, Transportation and Circulation, Tribal Cultural Resources, Utilities and Service Systems, Visual Effects/Neighborhood Character, and Wildfire.

#### Project-Related Issues:

The redevelopment of the project site is not consistent with the Secretary of the Interior's Standards (Standards) due to the demolition of the designated historical structure. Therefore, the project

includes substantial alteration to a designated historical resource requiring an SDP in accordance with [SDMC Section 143.0210\(e\)\(2\)\(A\)](#), consistent with the Development Regulations for Designated Historical Resources, [SDMC Section 143.0251](#). Specific SDP Supplemental Findings pursuant to [SDMC Section 126.0505 \(i\)\(1-3\)](#) Supplemental Findings – Historical Resources Deviations for Substantial Alteration of a Designated Historical Resource or Within a Historical District are required for projects proposing substantial alterations to a designated historical resource or within a historical district, including findings that require analysis of alternatives that could minimize the potential adverse effects on the Resource.

Since all analyzed alternatives to the Base Project failed to meet the minimum thresholds for financial feasibility, there is no other reasonable beneficial use of the property from which to derive a reasonable economic return besides the Base Project. There are no reasonable beneficial uses of the Resource without a substantial alteration of the Resource. Therefore, it is not feasible to derive a reasonable economic return from the property without substantial alteration and the denial of this proposed development would result in economic hardship for the owner.

City staff from the City Planning and Development Services Departments believe that there is sufficient evidence to support the SDP Supplemental Findings related to the designated historical resource. In addition, staff believes that the proposed mitigation measures of the MMRP and draft permit conditions are sufficient to reduce the identified impacts, to the extent feasible, to the Herbert York/ Herbert Palmer House/ La Casa de Los Amigos residence.

#### Conclusion:

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Planning Commission for consideration.

#### ALTERNATIVES

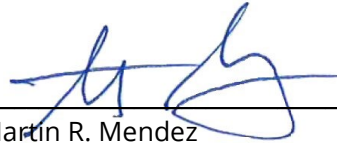
1. Approve Coastal Development Permit No. PMT-3169345, Site Development Permit No. PMT-3169346, and Neighborhood Development Permit No. PMT-3275100 (PRJ-106601), with modifications.
2. Deny Coastal Development Permit No. PMT-3169345, Site Development Permit No. PMT-3169346, and Neighborhood Development Permit No. PMT-3275100 (PRJ-106601), if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Renee Mezo  
Assistant Deputy Director  
Development Services Department



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Martin R. Mendez  
Development Project Manager  
Development Services Department

Attachments:

1. Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. Draft Environmental Resolution with Findings, SOCs, and MMRP
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans
10. Environmental Impact Report