



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: NOVEMBER 28, 2024 REPORT NO. PC-24-054

HEARING DATE: DECEMBER 5, 2024

SUBJECT: 690 ROSECRANS STREET, PROCESS FIVE DECISION

PROJECT NUMBER: [PRJ-1065372](#)

OWNER/APPLICANT: KATHLEEN SHANAHAN, AS TRUSTEE OF THE KATHLEEN SHANAHAN LIVING TRUST, DATED AUGUST 15, 2012

SUMMARY

Issue: Should the Planning Commission recommend to the City Council to adopt an application to vacate a public right-of-way and demolish an existing single dwelling unit and portion of the existing garage to construct a new single dwelling unit, and accessory dwelling unit (ADU) above the new garage?

Proposed Actions:

1. Recommend the City Council adopt a resolution determining the project is categorically exempt from CEQA pursuant to Section 15332 (In-fill development);
2. Recommend the City Council adopt a resolution approving Public Right-of-Way Vacation No. PMT-3173078; and
3. Recommend the City Council adopt a resolution approving Coastal Development Permit No. PMT-3173079.

Fiscal Considerations: No fiscal impact. All costs associated with the processing of the application will be paid by the applicant.

Community Planning Group Recommendation: On July 13, 2023, the Peninsula Community Group voted 11-0 with no conditions to recommend approval of the project as presented (Attachment 9).

Environmental Impact: The proposed project is exempt from CEQA pursuant to Section 15332 (In-fill development). This determination is preliminary until the City Council hearing. The City Council is the final decisionmaker.

BACKGROUND

The 0.18-acre site is located at 690 Rosecrans Street, also known as Assessor's Parcel Number 532-341-01 in the Residential Single Unit (RS-1-7) Zone, Airport Land Use Compatibility Overlay Zone (NAS North Island, San Diego International Airport), Airport Influence Area (Review Area 2), Coastal Height Limitation Overlay Zone, Coastal Overlay (Non-Appealable) Zone, Complete Communities Mobility Choices (Mobility Zone 4), and FAA Part 77 Noticing Area. The project site is bordered on the north by Armada Terrace, the San Diego Bay to the east, San Elijo Street to the west, and Qualtrough Street to the south. The project site currently contains an existing single dwelling unit with a detached garage on existing manufactured slopes.

The proposed public right-of-way vacation is located on the northern portion of 690 Rosecrans Street and the southern portion of 702 Rosecrans Street (Figure 1). The portion of the unformed legal street to be vacated was originally dedicated per Ordinance 755 on May 22, 1900, as a part of Rogers Street, which is a public road approximately 160 feet east of the proposed vacation area. The area to be vacated encompasses approximately 0.109-aces (4,748 sf). The unformed legal street west of the proposed vacation, which connects to Rogers Street, was previously vacated via Resolution No. 171940, dated July 26, 1962, which leaves the proposed area isolated from the public road, Rogers Street, making it unable to connect to Rosecrans Street, which was the original intent of the unformed legal street.



Figure 1

DISCUSSION

Project Description

The project proposes a Public Right of Way Vacation and Coastal Development Permit to demolish an existing 1,450-square-foot (sf) single dwelling unit including 443 sf of an existing lower level and

406 sf of an existing garage, for a total of 2,299 sf to be removed. New development will include a new, two-story, 3,160 sf single dwelling unit, with a new 1,811 sf garage including a new 978 sf accessory dwelling unit above the garage.

Pursuant to [SDMC section 125.0910\(a\)](#), a Process Five, Public-Right-of-Way Vacation approval is required to vacate the portion of the unformed legal street. The project proposes to vacate approximately 0.109-aces (4,748 sf) of the unformed portion of Rogers Street located west of Rosecrans Street. The subject property at 690 Rosecrans Street will only contain a portion of the proposed vacation at approximately 26 ft wide by 82 feet long that encompasses approximately 2,132 sf. The other portion to be vacated is located on the northern property at 702 Rosecrans Street and will contain a portion of the proposed vacation at approximately 26 ft wide by 100 ft long and encompass approximately 2,600 sf. The proposed vacation will be conditioned to set aside a 15-foot-wide utility easement running the entire length, from east to west, of the area to be vacated, shown in Figure 2 in orange. The utility easement will be recorded via Condition 24 of CDP No. PMT-3173079.

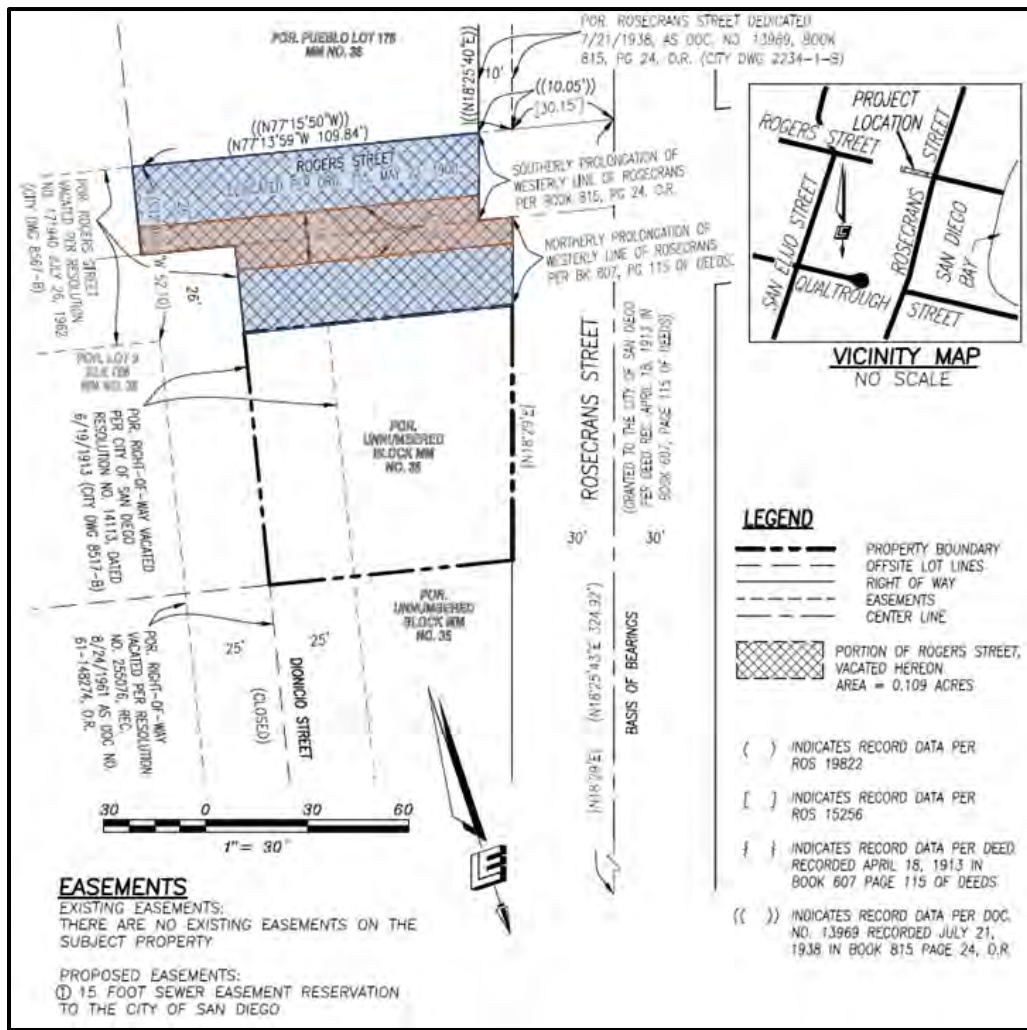


Figure 2

Community Plan Analysis

The Community Plan designates the project site as single family residential, with a 0-4 dwelling unit per acre maximum. The project site, at 0.18 acres, would be allowed one dwelling unit, which is proposed. Per San Diego Municipal Code (SDMC) section 141.0302(b)(2)(B), ADUs are not subject to the density limitations for the premises. The proposed project meets the SDMC regulations for Floor Area Ratio (FAR) at .49% where .57% is the maximum, height, at approximately 26 feet, where 30 feet is the maximum, side yard setbacks (8' where 8' is required), rear set back (7'9" where over 5' is required), and front setback (6' where a minimum of 6' is required).

The project site did not qualify under Environmentally Sensitive Land (ESL) regulations for steep hillsides pursuant to SDMC section 143.0110(a) because the site does not contain a vertical elevation of at least 50 feet, pursuant to Diagram 1-2, Off-Site Steep Hillside Criteria of the City of San Diego Steep Hillside Guidelines. The proposed project site has a vertical elevation of 29 feet. An offsite analysis of the adjacent property(s) was made and determined the steep hillsides on the subject site are not part of a steep hillside system that extends off-site and exceeds the 50-foot elevation. In addition, the project site is a previously graded site with manufactured slopes.

The Peninsula Community Plan and Local Coastal Program Land Use Plan (Community Plan) designates the project site as being within the La Playa neighborhood. The La Playa neighborhood is described as, "characterized by large single-family homes of various ages and architectural styles, including colonial, Spanish and contemporary designs." "Views from the hillside above Rosecrans are provided to San Diego Bay and downtown." Views are important to the surrounding homes as well as the Local Coastal Program, with the surrounding homes all facing west to east to correlate to the views of the bay.

The Community Plan provides Residential Guidelines for Urban Design. The first guideline references the Natural Environment as it relates to views (pg. 105), which include the following:

- Structures should be designed to protect views of Peninsula's natural scenic amenities, especially the ocean shoreline, and San Diego Bay.
- View corridors, by utilizing side yard setbacks, should be encouraged along the ocean and bay shoreline and bluff-top areas in order to avoid a continuous walled effect along the shoreline. Narrow corridors create visual interest and allow for sea breezes.
- Setbacks and view corridors should be kept clear of obstacles which may interfere with visual access.

All of the identified views in the Local Coastal Program also correspond to the orientation of the Bay. The two primary public locations to access the identified views are Rogers Street, to the west of the project site and Rosecrans Street, to the east of the project site. The project site has a 45% slope on the south side of the property and a 34% slope on the north side, for an average slope of a 40% elevation differential from the front of the site on Rosecrans Street, to the rear of the site on Rogers Street. As such, the project, located west of Rosecrans Street, will not restrict any views towards the San Diego Bay from Rogers Street because of the average 40% declining slope towards the bay. In

addition, the project proposes 8-foot side yard setbacks for both the north and south elevations, which meet the required 8-foot setback regulations for the RS-1-7 zone. These side yard setbacks will be kept clear of obstacles which may interfere with visual access and serve to avoid a continuous walled effect along the shoreline, as suggested in the Residential Guidelines.

Additional Residential Urban Design Guidelines applicable to the project are as follows:

Building Scale (pg. 108):

- The roofline of new structures should complement the dominant rooflines of the neighboring buildings.
 - The project proposes a flat roofline for the proposed single-dwelling unit at the rear of the property which is consistent with neighboring homes.

Architectural Detailing (pg. 110):

- A building with a roof form or profile similar to surrounding buildings strengthens the visual identity of the structures and contributes to a street's visual harmony.
 - See Building Scale above.
- Structures should conform to the pattern and rhythm of spacing of buildings already existing within the block.
 - As described in the Natural Environment statement above, setbacks are consistent with the surrounding structures.

Hillside Development (pg. 114):

- The treatment of rooftops should be varied. Rooftops should be carefully designed to complement rather than obliterate hillside forms. Large continuous and unbroken roof areas should be avoided since they will result in high visual prominence that detracts from the visual enjoyment of natural forms.
 - The project proposes a steeped roofline for the garage and ADU, with a flat roofline for the single-dwelling unit. The juxtaposition between the rooflines breaks up the two structures and complements the hillside form by detracting the larger structure at the rear of the property.

Project Issues

Coastal Development Permit (CDP) Condition No. 14 requires that a 5-foot Irrevocable Offer of Dedication (IOD) be included along the Rosecrans Street frontage. This Condition was in response to the requirement for the parkway of a Collector Street to be 12 feet in width (Figure 5-3, 2017 Street Design Manual). The current conditions for Rosecrans Street have a five-foot parkway on the west side of Rosecrans, and zero parkway on the east side. By requiring the IOD of five feet, the proposed project was able to work within the constraints of the steep grade, including the current retaining wall, as well as offer room for future parkway widening should the City of San Diego desire to do so.

Permits Required

- A Coastal Development Permit per SDMC section 126.0702(a) is required as the site is within the Coastal Overlay (Non-Appealable) Zone for the construction of the single dwelling unit; and
- A Public Right-of-Way Vacation per SDMC section 125.0910(a) is required for vacating the unformed legal street, which is a public right-of-way.

STAFF RECOMMENDATION:

Staff has reviewed the proposed project and determined that the project is in conformance with the policies and regulations of the Land Development Code, General Plan, and the Community Plan. Staff recommends that the Planning Commission recommend approval of the project as proposed.


ALTERNATIVES

1. Recommend City Council ADOPT a resolution determining the project is categorically exempt from CEQA pursuant to Section 15332 (In-fill development); and Recommend City Council APPROVE Public Right-of-Way Vacation No. PMT-3173078; Coastal Development Permit No. PMT-3173079 with modifications if the findings required to approve the project can be affirmed.
2. Recommend City Council does NOT ADOPT a resolution determining the project is categorically exempt from CEQA pursuant to Section 15332 (In-fill development); and Recommend City Council DENY Public Right-of-Way Vacation No. PMT-3173078; Coastal Development Permit No. PMT-3173079 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Renee Mezo
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Development Services Department



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Development Project Manager
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Permit with Conditions
4. Draft Permit Resolution with Findings
5. Draft Public Right-of-Way Vacation Resolution with Findings
6. Draft Public Right-of-Way Vacation Exhibit
7. Draft Environmental Exemption Resolution
8. Ownership Disclosure Statement
9. Community Planning Group Recommendation
10. Project Plans