



# San Diego Planning Commission Meeting

## **PHONE-IN TESTIMONY PERIOD NOW OPEN FOR PRJ-1091403 Oceanview Terrace**

**Telephone** - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **160 944 0367**

### **How to Speak to a Particular Item or During Non-Agenda Public Comment:**

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# Development Services Department

## Oceanview Terrace PRJ-1091403

Item No. 1

Planning Commission

January 9, 2025

# Project Scope

- Subdivision of one lot into **20 lots**
- **19** of the 20 lots are for single-dwelling residential townhome style **units** and the remaining lot is for the associated parking, circulation, and landscaping
- **Two** of the 19 residential units will be deed-restricted as **affordable** to moderate income households at 30% to 120% of AMI
- The 19 three-story townhome style units are **currently under construction** and were issued building permits on April 21, 2023 under Project No. 691064.
- **One deviation** from SDMC Section 143.0365(d), exterior open space: reduction in exterior open space to 159 square feet per unit where 200 square feet per unit is required



# Project Scope

- Location:** Northeast Corner of South Willie James Jones Avenue & Ocean View Boulevard , Encanto Community Plan, RM 2-5 Zone
- Parcel Size:** 0.71 acre
- Approvals:**
  - Process Four
  - Neighborhood Development Permit
  - Vesting Tentative Map
  - Categorically exempt from CEQA pursuant to Section 15332 for In-Fill development

# Aerial Photograph



Lot Size: 0.71 acres

Adjacent Uses:

North:  
Single-Dwelling Unit residential

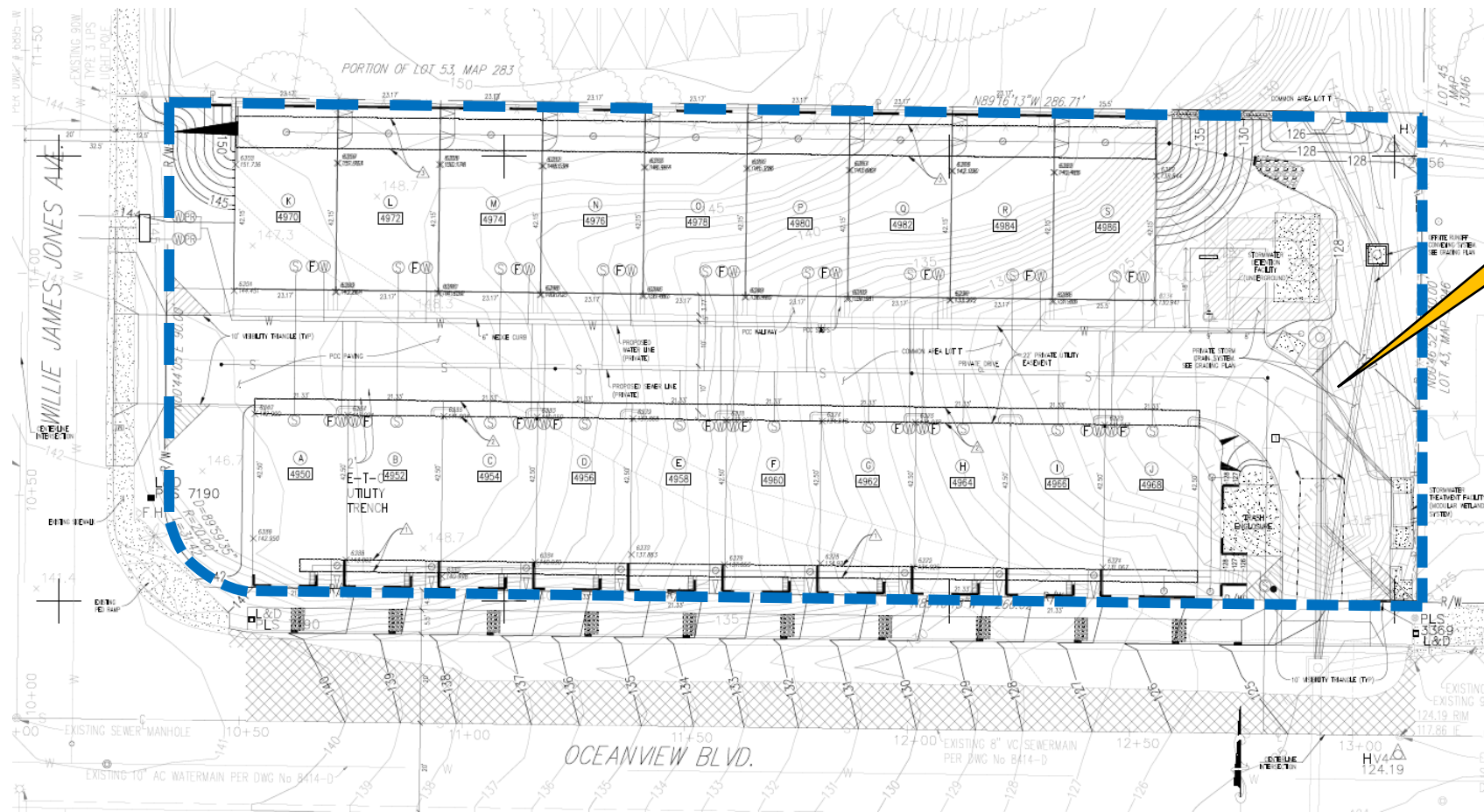
West:  
Multi-Dwelling Unit residential

South:  
Single-Dwelling Unit residential

East:  
Single-Dwelling Unit residential



# Survey Map of Existing Legal Lot



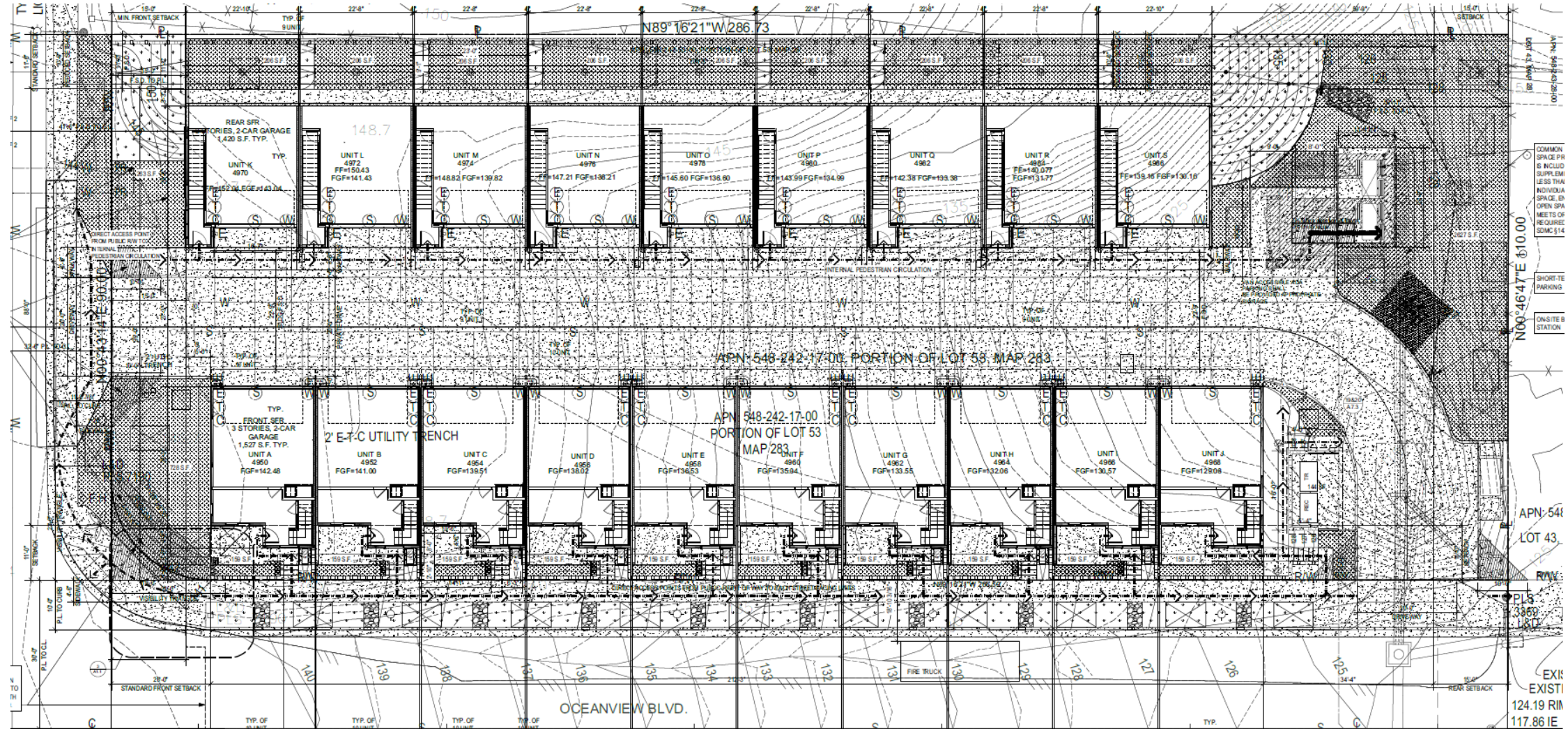
Project Site





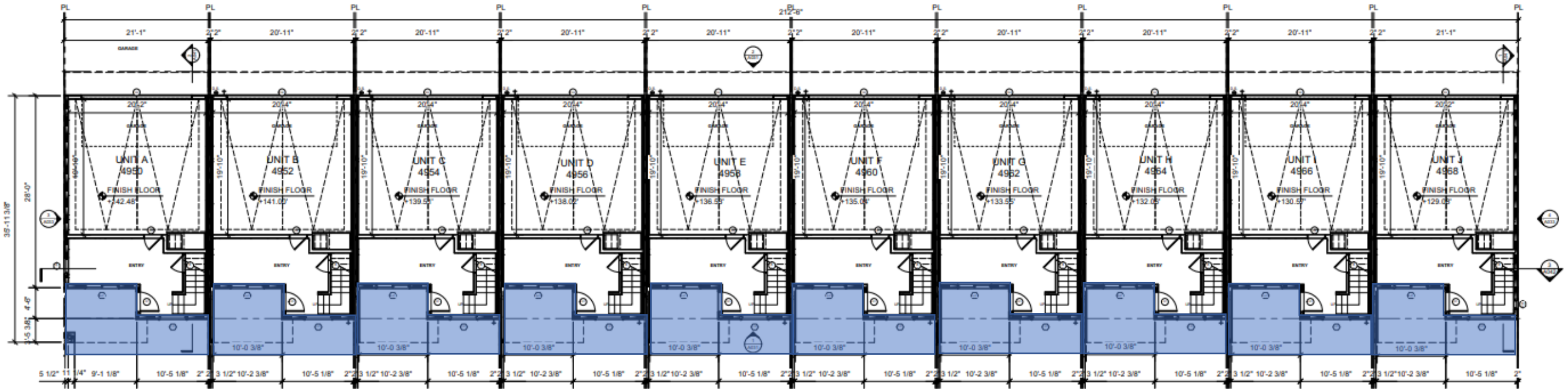


# Site Plan





# Deviation: Exterior Open Space



FRONT UNIT FIRST FLOOR KEYMAP  
SCALE: 1/8"=1'-0"



- 159 square feet where 200 square feet per unit is required

# Elevations: Units Along Ocean View Blvd



1 SOUTH OVERALL ELEVATION (FRONT UNITS)  
Scale: 1/8" = 1'-0"

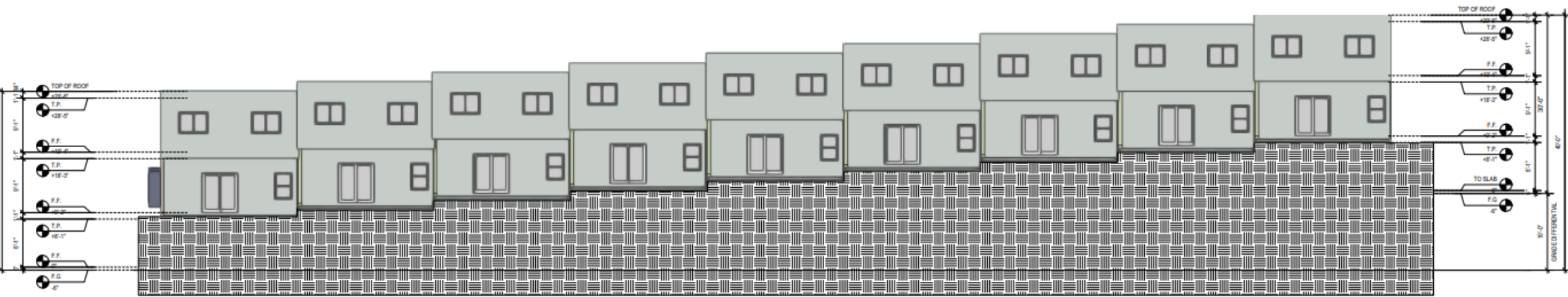


2 NORTH OVERALL ELEVATION (FRONT UNITS)  
Scale: 1/8" = 1'-0"

# Elevations: Units to North

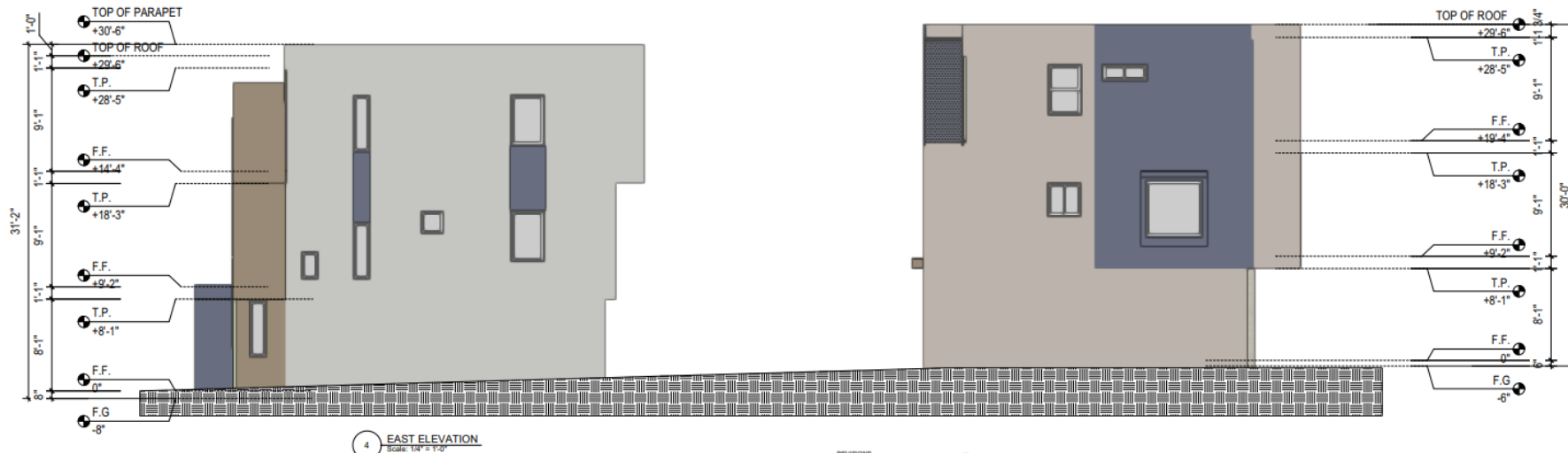
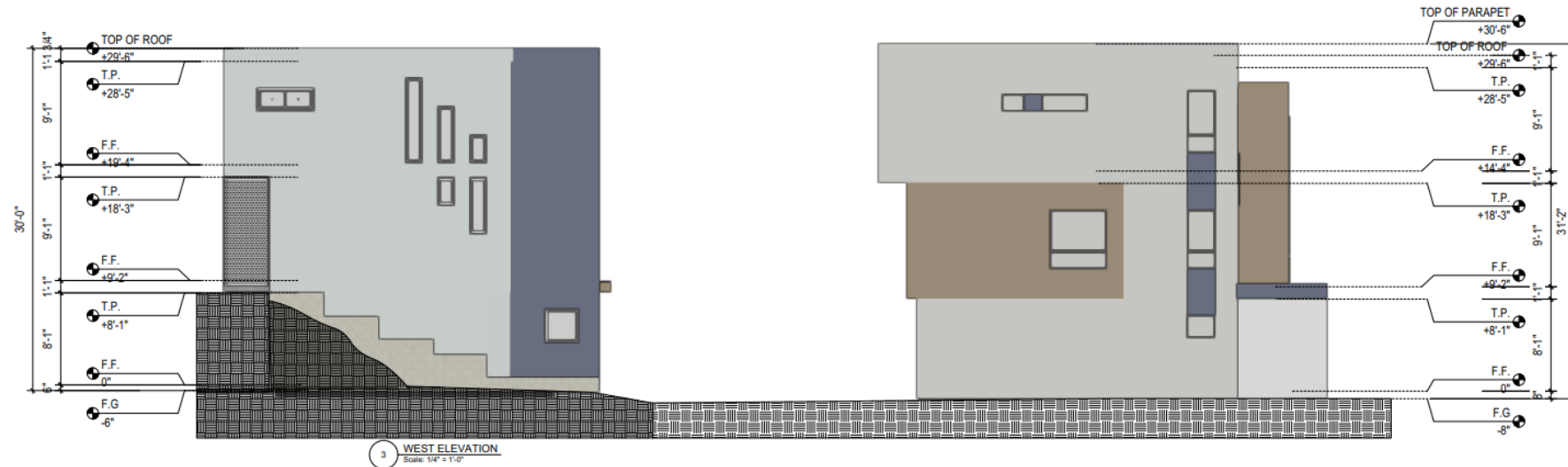


1 SOUTH OVERALL ELEVATION (REAR UNITS)  
Scale: 1/8" = 1'-0"



2 NORTH OVERALL ELEVATION (REAR UNITS)  
Scale: 1/8" = 1'-0"

# Elevations: East & West





# Community Planning Group

Chollas Valley Community Planning Group voted 12-0-1 to recommend approval of the project with no conditions on March 18, 2024.



# Staff Recommendation

## **APPROVE**

Vesting Tentative Map No. PMT-3223247; and  
Neighborhood Development Permit No. PMT-3223248



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