

DATE ISSUED: November 27, 2002 REPORT NO. 02-271

ATTENTION: Honorable Mayor and City Council  
Docket of December 3, 2002

SUBJECT: "A" STREET TOWNHOMES, SITE DEVELOPMENT PERMIT (SDP)  
NO. 8457. COUNCIL DISTRICT 8, Process Five

REFERENCE: Planning Commission Report No. P-02-192

OWNER/  
APPLICANT: Michael Kootchick

SUMMARY

Issues - 1) This application is a request for a Site Development Permit to construct thirteen multi-family dwelling units as market rate apartments with subterranean parking. The project includes the abandonment and relocation of two public utility easements for an existing sewer and storm drain.

Staff's Recommendation -

1. CERTIFY Mitigated Negative declaration No. 42-0015; and
2. APPROVE Site Development Permit No. 8457; and
3. APPROVE the abandonment and relocation of the public utility easements

Planning Commission Recommendation - On October 31, 2002, the Planning Commission voted unanimously (7-0) to recommend City Council approval of the Site Development Permit and the abandonment and relocation of the public utility easements.

Community Planning Group Recommendation - The Greater Golden Hill Community Planning Committee reviewed the application on February 13, 2002 and voted unanimously (8-0) to recommend approval of the proposed project.

Other Recommendations - None.

Environmental Impact - The City of San Diego conducted an Environmental Initial Study which determined that the proposed project could have significant effects in water quality and sensitive archeological and paleontological resources. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of Mitigated Negative Declaration No. 42-0015. The project as now revised either avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report shall not be required.

Fiscal Impact - None. The property owner will bear all of the cost associated with the

processing of this application.

Code Enforcement Impact - None.

Housing Impact Statement - This project will provide 13 for-rent town home apartments on a 0.45 acre site recommended for between 15-29 DU/AC in the Greater Golden Hill Community Plan. Anticipated pricing will be market rate. No units affordable by low and moderate income households are required or proposed with this project nor are they required.

Traffic Impact Statement - The proposed thirteen units would generate approximately 78



