

Planning Commission
RESOLUTION NO. 3123-1-PC
SITE DEVELOPMENT/COASTAL DEVELOPMENT PERMIT NO. 40-0242
WARREN DEVELOPMENT

WHEREAS, FRANK R. WARREN, CRAIG DECKER, and ZAKARY HITCHCOCK, Owners and FRANK R. WARREN, Permittee, filed an application with the City of San Diego for a permit to demolish four residences, consolidate four lots into one for condominium purposes, and construct one three-story building for six units with an underground parking garage, landscaping, and improvements in the public right-of-way as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 40-0242, on portions of a 0.28 acre site and;

WHEREAS, the project site is located at 415, 417, 425 Ravina Street and 7515 Olivetas Avenue in the Zone 5 of the La Jolla Planned District of the La Jolla Community Plan area and;

WHEREAS, the project site is legally described as Lots 1, 2, 3, and 4, Block 14, Map No. 352, filed March 22, 1887, and;

WHEREAS, on (to be filled in), the Planning Commission of the City of San Diego considered La Jolla Planned District/Coastal Development Permit No. 40-0242 pursuant to Sections 103.1200 and 105.0200 of the Municipal Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated (to be filled in).

FINDINGS:

Site Development

1. The proposed development will not adversely affect the applicable land use plan. The proposed project will fulfill a community need by providing additional dwelling units to the housing base of the community. The La Jolla Community Plan designates this site for medium density residential land use. The proposed residential development conforms with the regulations of the La Jolla Planned District Ordinance. The project conforms with other recommendations of the Community Plan regarding residential development. The proposed project will not adversely affect the City's Progress Guide and General Plan and is consistent with the community plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The permit controlling the development, and continued use of the

residential project, contains conditions addressing the project compliance with the City's Municipal Code and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and general welfare of persons residing and/or working in the area.

Conditions of approval included in the project require conformance with the applicable regulations, variances granted herein excepted, of the Municipal Code during construction and occupancy of the project. These conditions specifically address lighting, the generation of noise, the appearance of landscaping, and the continued operation of the development to prevent adverse affects to those persons or other properties in the vicinity.

3. The proposed development will comply with the applicable regulations of the Land Development Code. Specific conditions of approval require the continued compliance with all relevant regulations of the Municipal Code effective for this site and have been written as such into the permit No. 40-0242. All relevant regulations shall be complied with at all times for the life of the project.

Coastal Development

1. The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan. The proposed site does not contain any existing physical accessway utilized by the general public to and along the ocean and other scenic coastal areas. The proposed site is not identified in the La Jolla Community Plan or Local Coastal Program Land Use Plan as a proposed accessway to be utilized by the general public for providing access to the ocean or other scenic coastal area.

The proposed project has been analyzed to confirm that views from public vantage points to and along the ocean, and other scenic coastal areas, will not be encroached upon by the proposed six new townhomes. Staff analysis verified that views of the ocean do not exist from this site.

2. The proposed coastal development will not adversely affect environmentally sensitive lands. Environmental review of the proposed project did not identify any potential for impacts to marine resources, environmentally sensitive areas, archaeology. Potential paleontology resources will be protected through the proposed mitigation monitoring and reporting program required by conditions in the permit.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program. The proposed project is located in an area identified as medium density residential in the La Jolla Community Plan and is consistent with this land use. The

proposed project is located adjacent to a visual access corridor as identified in the 1985 La Jolla / La Jolla Shores Local Coastal Program. The proposed project does not impact the identified view corridor. The proposed development conforms with all aspects of the certified Local Coastal Program and the Implementation Program.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The proposed project site is not located between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, La Jolla Planned District/Coastal Development Permit No. 40-0242 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 40-0242, a copy of which is attached hereto and made a part hereof.

JOHN S. FISHER
Development Project Manager
Planning and Development Review

LINDA LUGANO
Legislative Recorder to the
Planning Commission

Adopted on: (to be filled in)