

CALIFORNIA COASTAL COMMISSION

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F18b

ADDENDUM

December 15, 2021

To: Commissioners and Interested Persons

From: California Coastal Commission
San Diego Staff

Subject: Addendum to **Item F18b**, Coastal Commission Permit Application **#6-21-0206 (Rockenfeller)**, for the Commission Meeting of December 17, 2021

The purpose of this addendum is to make corrections to the staff report dated December 2, 2021. Staff recommends the following changes be made to the above-referenced staff report. Deletions shall be marked by ~~striketrough~~ and additions shall be underlined:

1. On page 2 of the staff report, the first paragraph shall be modified as follows:

To address these impacts, Special Condition #1 requires the submittal of revised final project plans redesigning the project as a new duplex (rather than a single-family residence and junior accessory dwelling unit) with units ~~of~~ with substantially similar size proportions to the existing units.

2. On page 6 of the staff report, Special Condition #1 shall be modified as follows:

1. Revised Final Plans

- a. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and written approval of the Executive Director, revised final plans approved by the City of San Diego that are in substantial conformance with the plans prepared by Oasis Architecture & Design, Inc and received by the San Diego Coastal Commission office on July 1, 2021, except that they shall comply with the following:

- i. The proposed structure shall contain two primary dwelling units ~~of substantially similar sizes~~ with proportions that are substantially similar to the proportions of the existing units. The duplex shall comply with all requirements of the Mission Beach Planned District Ordinance.

3. On page 13 of the staff report, the final paragraph shall be modified as follows:

While the certified LUP (which serves as guidance) does not preclude ADUs and junior ADUs from being developed in conjunction with a new single-family residence, the owner may also rebuild a duplex on the site. The two existing units ~~are similar in size, consisting of 3 bed/2 bath and 2 bed/2 bath units, are~~ approximately 1,247 sq. ft. and 2,124 sq. ft. (37% and 63%, respectively, of the total 3,371 sq. ft. of living area), but the existing 3,371 sq. ft. of living space is nonconforming with the City's required floor area ratio of 1.1, or 2,992 sq. ft. As a result, any new units at this site will be smaller than the existing two units in order to comply with the floor area ratio. However, the proposed 2,774 sq. ft. single-family residence would be more than ten times larger than the 215 sq. ft. junior unit (93% and 7%, respectively, of the proposed 2,989 sq. ft. of living area). Construction of a 215 sq. ft. junior unit in place of an existing 1,247 sq. ft. primary dwelling unit will contribute in some respects to a loss of housing density in Mission Beach. In order to address concerns about the loss of density, **Special Condition #1** requires the applicant to submit revised final plans that include two primary dwelling units of with substantially similar size proportions to the existing units so that while the new units may be of different sizes, that size difference should be similar to the difference in the current unit sizes. **Special Condition #2** requires the duplex to be maintained as two separate residential units.

4. On page 14 of the staff report, the fourth paragraph shall be modified as follows:

As conditioned to require redesign of the project to provide two primary dwelling units of substantially similar size proportions that will be maintained as separate dwelling units, the Commission finds the project as conditioned consistent [. . .]