

CALIFORNIA COASTAL COMMISSION

SAN DIEGO DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
VOICE (619) 767-2370
FAX (619) 767-2384



Th6a

ADDENDUM

February 6, 2023

To: Commissioners and Interested Persons

From: California Coastal Commission
San Diego Staff

Subject: Addendum to **Th6a**, Coastal Commission Permit Application **#6-22-0694 (Laska)**, for the Commission Meeting of February 9, 2023

The purpose of this addendum is to make corrections to the staff report to remove the area of the 400 sq. ft. garage from the area of the single-family residence, correct the structure height, and revise Special Condition No. 1 regarding the proposed project's floor area ratio. Staff recommends the following changes be made to the above-referenced staff report. Deletions shall be marked by ~~strikethrough~~ and additions shall be underlined:

1. On page 1 of the staff report the Project Description shall be modified as follows:

Remodel the first floor and construct a second floor, 74 sq. ft. addition, and new 417 sq. ft. third floor to an existing two-story, 1,673 sq. ft. single-family residence to create a 3028 ft. 8 in. tall, three-story, 1,433 sq. ft. residence with an attached 400 sq. ft. garage on a 1,303 sq. ft. lot.

2. On page 5 of the staff report, Special Condition No. 1.a shall be modified as follows:

Revised Final Project Plans approved by the City of San Diego that substantially conform with the plans submitted to the Commission, titled "Laska Residence" dated 11/11/2022, except that the final project plans shall comply with the floor area ratio requirements in the City of San Diego certified Local Coastal Program.

3. On page 8 of the staff report, the paragraph under section A. Project Description and Background shall be modified as follows:

The proposed project is a first floor remodel, and construction of a 74 sq. ft. second floor addition, and new 417 sq. ft. third floor to an existing two-story,

1,673 sq. ft. single-family residence to create a ~~3028~~ 28 ft. 8 in. tall, three-story, ~~4,833~~ 1,433 sq. ft. residence with an attached 400 sq. ft. garage on a 1,303 sq. ft. lot at 715 Windemere Court in the Mission Beach community of the City of San Diego ([Exhibit 1](#)). The subject site is within an existing residential area zoned R-N and the proposed development is similar in size and scale to the surrounding development. The proposed project as conditioned is consistent with the development standards contained in the City's certified LCP, including those standards related to building height ~~and floor area ratio~~. Although not the standard of review, the certified LCP serves as guidance. The site is located within the original permitting jurisdiction of the Coastal Commission where Chapter 3 of the Coastal Act is the standard of review.

4. On page 8 of the staff report, a new paragraph shall be added following the first paragraph under Section A. Project Description and Background:

The applicant has proposed an elevator attached to the home that was not included in the project's floor area ratio (FAR) calculations. City staff have indicated that the elevator may be exempt if designed as a lift without an enclosed shaft; however, specific elevator design plans have not yet been provided by the applicant. If the elevator is determined not to be exempt, the project would need to be redesigned slightly to reduce the area of the proposed structure to meet FAR requirements. To ensure the proposed project meets the LCP's FAR requirements, Special Condition No. 1 requires the applicant to submit revised plans that are in conformance with the City's certified LCP.