

Draft Finding

a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway 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 Coastal Development Permit request involves an addition and remodel to the first floor of an existing single-family dwelling and the construction of a new second-floor addition on a 7,501.00-square-foot parcel located at 971 Amiford Drive (APN 531-440-03-00) within the RS-1-7 Zone. The project results in a total conditioned floor area of 3,647 square feet, consisting of the existing 1,878-square-foot first floor, a 384-square-foot first-floor addition, and a 1,385-square-foot second-floor addition. Existing site improvements, including a 439-square-foot garage and 110-square-foot shed, remain.

The project site is located within several coastal-related overlay zones, including the Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone First Public Roadway, Airport Land Use Compatibility Overlay Zone (ALUCOZ), Airport Influence Area (SDIA 16' & NAS North Island 146'), Very High Fire Hazard Severity Zone, Brush Management Zone, Coastal Overlay Zone (COZ), and CCMC Mobility Zone 4, within Council District 2 and the Peninsula Community Plan area.

The proposed improvements retain the existing residential use and comply with the applicable development standards of the RS-1-7 Base Zone and the 30-foot Coastal Height Limit. The project does not increase density beyond one single dwelling unit on the lot, consistent with the Low Density Residential land use designation in the City's certified Local Coastal Program and the Peninsula Community Plan.

The property is located within an established single-family neighborhood and is not situated within any mapped public coastal view corridor, environmentally sensitive lands, or designated open space. The proposed additions are confined to the private residential parcel and do not encroach upon any existing or proposed public accessways, nor do they affect coastal bluffs, beaches, tidelands, or shoreline resources identified in the Local Coastal Program.

The rebuilt and expanded residence has been designed to be compatible with the surrounding community in terms of form, scale, and architectural character. The project remains within the allowable building envelope and height limitations and maintains the character of the surrounding built environment. Accordingly, the proposed development is

consistent with the goals and policies of the City of San Diego's certified Local Coastal Program and the Peninsula Community Plan and will not adversely affect coastal access, public views, or the applicable land use plan.

b. The proposed coastal development will not adversely affect environmentally sensitive lands.

The site is not within, or adjacent to, the Multiple Species Conservation Program/Multi-Habitat Planning Area (MSCP/MHPA) and does not contain any other type of Environmental Sensitive Lands (ESL) as defined in San Diego Municipal Code Section 113.0103.

Additionally, environmental review has determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15302 (Replacement or Reconstruction). The exemption allows for the replacement of existing structures with new ones and where the structures would be located on the same site and would have substantially the same purpose and capacity. Therefore, it has been determined that the proposed coastal development will not adversely affect Environmental Sensitive Lands.

c. 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 project site is within the Peninsula Community Plan area and the City's certified Local Coastal Program Land Use Plan, both of which permit single-family residential development on parcels zoned RS-1-7. The proposed development consists of an addition and remodel to the existing single-family dwelling, including a first-floor addition and the construction of a new second-floor addition, consistent with the Low Density Residential land use designation.

In accordance with the residential development guidance outlined in the Peninsula Community Plan and Local Coastal Program, new construction should maintain compatibility with the established neighborhood pattern, respect existing community character, and reinforce the scale and form of surrounding homes. The proposed improvements have been designed to reflect these principles, with a two-story massing that is compatible with nearby development and a building envelope that remains consistent with the surrounding single-family context.

The project complies with all applicable development regulations of the RS-1-7 Zone and the Coastal Height Limitation Overlay Zone, ensuring conformance with bulk, scale, and height limitations intended to protect community character and coastal resources. The remodel and additions are contained fully within the private lot and maintain the residential use and visual rhythm of the street.

Based on these factors, the proposed development meets all applicable zoning, design, and policy requirements and is consistent with the land use designation, development standards, and community character goals of both the Peninsula Community Plan and the City of San Diego's certified Local Coastal Program Land Use Plan.

d. 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 7,501-square-foot project site at 971 Amiford Drive is located within an established single-family residential neighborhood in the Peninsula Community. The property is situated inland within a fully developed residential area and is not located adjacent to the shoreline, coastal bluff edge, beach, or tidelands. The site does not contain any existing or proposed public accessways and is not identified in the Local Coastal Program or the Peninsula Community Plan as a location for public coastal access or recreational use.

The proposed development—consisting of an addition and remodel to the existing first floor and the construction of a new second-floor addition—will be entirely contained within private property. The project will not encroach upon, obstruct, or otherwise interfere with any formal or informal public access to coastal resources, Mission Bay, or the Pacific Ocean. All public recreational opportunities within the coastal zone will remain fully accessible and unaffected by the proposed improvements.

Accordingly, the proposed development is consistent with the public access and public recreation policies of Chapter 3 of the California Coastal Act.