

From: Vo, Denise

Sent: Friday, October 16, 2020 3:25 PM

To: Philip Merten <Phil@MertenArchitect.com>

Cc: Santoro Kerry <KSantoro@sanidiego.gov>; Geiler, Gary <GGeiler@sanidiego.gov>; Ahmadi Afsaneh <AAhmadi@sanidiego.gov>; Barranon William <WBarranon@sanidiego.gov>; info@ljcpa.org; Kane Diane <dkane002@san.rr.com>; Wright Steve <SWright@N2.net>; Wright Pam <pammwright@gmail.com>

Subject: RE: [EXTERNAL] Teel Garage - Project No. 621791

Mr. Merten,

Thank you for your letter on behalf of Mr. and Mrs. Steve Wright. We have taken your concerns into consideration and pursuant to staff's research and review, we have the following comments:

- Your letter addresses a previously approved project, PTS#621791. While the project scope did not reflect the demolition of the garage, the applicant took the necessary steps in proposing a scope change to include the demo. The applicant provided revised plans that were adequately reviewed by reviewing staff who found the plans to be in compliance. Further, the demolition of the detached garage structure was exempt from a Coastal Development Permit pursuant to SDMC 126.0704(a)(7). A demo of a detached garage *when not within the First Public Roadway or within 300 feet of beach* is exempt per the code.
- The reference made to SDMC 126.0704(a)(5), which states that the demolition or removal of 50 percent or more of the exterior walls of the existing structure would require a Coastal Development Permit, is not applicable in this case as detached accessory structures are not included in demolition calculations.
- Mr. Wright expressed concerns about there being three habitable units on the property as a result of the proposed project, PTS#669815. Currently, there are two single family dwelling units on the property and the proposed companion unit is allowed under the RM-1-1 zone per SDMC 141.0302 (a)(1) which states: *within a multiple dwelling unit zone, a companion unit is permitted on any premises that is limited to a maximum of two dwelling units based on the allowable density, existing area of the premises, and zone.* Further, the applicant is undergoing the appropriate process to obtain a Coastal Development Permit for their project as proposed.

If you have any additional questions for myself or reviewing staff, please reach out.

Regards,

Denise Vo

Development Project Manager

City of San Diego

Development Services Department

619-446-5212

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