

Attachment to DPLU #346S

Zoning Ordinance Section 7107

1. *That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class of use in the same vicinity and zone:*

This property is truly exceptional and differs significantly from almost all others in its vicinity. This property is widely recognized as having *significant* historical importance.

This property is one of only four "Rowhouses" designed by San Diego's most celebrated and important female architect to date, Lillian Rice. Lillian Rice was an integral part of the architecture firm of Requa and Jackson (Balboa Park, Santa Fe Station, etc.) and was the lead architect for the development of Rancho Santa Fe. Her contributions to the architectural fabric of San Diego are widely acclaimed.

Designed and constructed in 1926, the Rowhouses are an integral part of historic downtown Rancho Santa Fe and are recognized as her "finest achievement" in the Ranch. This property is pictured on the cover of the book about the history Rancho Santa Fe (published by the Rancho Santa Fe Historical Society) and is very well documented.

Importantly, the Rowhouses were conceived as zero lot line homes oriented around rear and central courtyards, reminiscent of those found in Spain and Portugal. The homes were meant to provide housing for people close to where they worked. This was a visionary concept that is being embraced today as a way to discourage urban sprawl and help remedy radically overused roadways.

The Rowhouses were intended to utilize the zero lot line concept as fully as possible and as such all share common walls. Any structural additions were anticipated to occur along the perimeter, thereby retaining the courtyard orientation. This is evidenced by the adjoining Rowhouse to the immediate West which has office/guest quarters along the entire rear lot line with zero setbacks.

In the ensuing 76 years since the Rowhouses were built, the County has enacted zoning that allows the owners to build two condominiums, two apartments or a Duplex on the property with 10' sideyard setbacks. While said setbacks may be appropriate for entirely new structures, such requirements would have a devastating impact upon the courtyard orientation of the existing historical structures.

There are only four of these extraordinary residences that should be allowed to adapt to current living conditions through the utilization of their intended zero lot line orientation while retaining their historical context.

2. That granting the Variance or its modification is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, and denied to the property for which the variance is sought:

As mentioned above, the Rowhouse immediately to the West currently utilizes the configuration that this property seeks to obtain. It is somewhat common in the immediate area of this property to have obtained certain relief from the standard zoning, including other *non-historical* properties. A number of properties in the immediate vicinity have built to the alley and sideyard without setbacks.

However, quite unlike other properties in the area, I am attempting to restore and preserve an important historical structure that is completely dilapidated at great expense and trouble, rather than just tearing it down to build the two condominiums that the current zoning allows. That option would be much more expedient and profitable.

3. That granting the Variance or its modification will not be materially detrimental to the public health, safety, or welfare, or injurious to the vicinity and zone in which the property is located:

In no way would the granting of this variance be detrimental to the public health, safety, or welfare, or injurious to the vicinity and zone.

The current state of the property is without exaggeration – falling apart. The property has no stove, bathtub, laundry, or other obvious necessities that current lifestyles demand. The investment necessary to remedy and restore the property is beyond what any reasonable person would consider without being granted additional living space. The inability to add reasonable square footage to justify the investment necessary to restore and save the property would force the final removal of a structure already virtually demolished by neglect.

The Board of Directors of the Rancho Santa Fe Historical Society, as well as the Association and Art Jury of Rancho Santa Fe are strongly behind the additions contemplated by this application (please see attached letters). The community is firmly behind the hoped for salvage of this property.

4. *That granting the Variance or its modification will not be incompatible with the San Diego County General Plan:*

San Diego is increasingly beset by traffic congestion and out of control urban sprawl. The new "City of Villages" plan hopes to encourage development around certain village cores. Housing growth will be targeted to occur near where people work in order to alleviate automobile usage and foster community interaction.

This new direction for the San Diego County General Plan is exactly the vision contemplated by Lillian Rice and the Rowhouses of Rancho Santa Fe in 1926!

This property could, and possibly should be, a model for future growth in San Diego. A vision for the future of our city offered from our past.