



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: February 2, 2005 REPORT NO. HO 05-015
ATTENTION: Hearing Officer
SUBJECT: SEACLIFF COTTAGE - PROJECT NUMBER: 8000
LOCATION: 7985 Prospect Place
APPLICANT: Diane C. Clark Bell, an Individual

SUMMARY

Requested Action - Should the Hearing Officer approve a Coastal Development Permit No. 14269 for the addition of a two-story, 3,304 square-foot addition to an existing single-family residence at 7985 Prospect Place?

Staff Recommendation –

1. CERTIFY Negative Declaration No. 8000, and
2. APPROVE Coastal Development Permit No. 14269

Community Planning Group Recommendation - The La Jolla Community Planning Association recommended approval of the proposed application on January 14, 2004, by a vote of 13-0-1 with no conditions.

Environmental Review – NEGATIVE DECLARATION NO. 8000, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

BACKGROUND

The project site is a 5,603 square-foot, RS-1-7 zoned lot located within the Coastal Overlay Zone (appealable area), Coastal Height Limit and Beach Parking Impact area within the boundaries of the La Jolla Community Plan. The site is addressed as 7985 Prospect Place and is on the north

side of the street east of the intersection of Cave Street, Prospect Place, Coast Walk and Exchange Place. A one-story, approximately 900 square-foot residence exists on the site with an access easement for vehicular access to Prospect Place serving the abutting property. The existing improvements were constructed in 1931, as a part of a larger ownership. The structure was deemed to not be historically significant by the Historical resources Board (HRB) on October 28, 2004.

DISCUSSION

The applicant proposes to remodel the existing residence by removing the rear wall and roof and constructing a new ground floor addition to the rear with an attached two-car garage and remodel of the existing interior floor plan. A new second story will cover the new lower floor level and extend over a majority of the existing residence. The 3,304 square-foot addition will observe all required setbacks, height restrictions and floor area ratio for the 5,603 square-foot lot while the existing building will retain its previously conformity front and west side interior lot line setbacks.

The front wall will be enhanced with wrought-iron open fencing, a 6-foot wood privacy fence will be added along with walls and a fountain structure in the rear yard. Brick paving will cover areas around the addition for hardscaped patio usage and landscaping will adapted to the completed site development plan.

The La Jolla Community Planning Association voted to recommend approval and the project meets the requirements for approval of a Coastal Development Permit.

ALTERNATIVES

1. Approve Coastal Development Permit No. 14269 with modifications.
2. Deny Coastal Development Permit No. 14269 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Robert Korch, Development Project Manager

Attachments:

1. Aerial Photograph
2. Project Location Map
3. Project Data Sheet
4. Project Plan(s) (Hearing Officer only)
5. Draft Coastal Development Permit with Conditions

6. Draft Coastal Development Permit Resolution with Findings
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Chronology