REPORT TO THE HEARING OFFICER

HEARING DATE: October 10, 2012    REPORT NO. HO 12-081

ATTENTION: Hearing Officer

SUBJECT: Abelkop Residence
PROJECT NUMBER: 258472

LOCATION: 2481 Rue Denise

APPLICANT/OWNER: Colin Hernstad/Stephen and Brenda Abelkop

SUMMARY

Requested Action - Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit to construct a one story addition to a one story, single-family residence within the La Jolla Community Planning area?

Staff Recommendation - APPROVE Coastal Development Permit No. 1023304 and Site Development Permit No. 910451.

Community Planning Group Recommendation - On May 3, 2012, the La Jolla Community Planning Association voted 14-0-1 to recommend approval of the project (Attachment 7).

La Jolla Shores Planned District Ordinance Advisory Board—This item is scheduled for the La Jolla Shores Planned District Ordinance Advisory Board on October 16, 2012. Staff will provide their vote at the Hearing Officer hearing on October 17, 2012.

Environmental Review—This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15301 (e) (2) (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 13, 2012 and the opportunity to appeal that determination ended September 27, 2012.
BACKGROUND/DISCUSSION

The project proposes a Coastal Development Permit and Site Development Permit for the construction of a one story, 2,671-square-foot addition to a one story, 3,721-square-foot residence located at 2481 Rue Denise in the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Plan and Coastal Overlay Zone (non-appealable to the California State Coastal Commission). The site currently contains a single family home with attached garage. The project is surrounded by single family homes. The project requires a Coastal Development Permit Process Three as the site proposes a coastal development pursuant to San Diego Municipal Code (SDMC) section 126.0702 and does not qualify for a Coastal Development Permit exemption as more than 50 percent of the exterior walls would be demolished. The project requires a La Jolla Shores Planned District Permit as processed as a Site Development Permit for the construction of a new building within the La Jolla Shores Planned District pursuant to SDMC section 1510.0201.

The proposed project design meets all land development requirements of the Land Development Code to include coverage, landscaping, parking, and height. The property will be landscaped with hardscape and a variety of drought tolerant trees, shrubs, and ground cover in accordance with the La Jolla Shores Planned District and recommendation of the La Jolla Community Plan.

Conclusion:

Staff has reviewed the proposed project and has found it is consistent with the development standards in effect for the site and with the adopted La Jolla Community Plan, Local Coastal Program Land Use Plan, and the City of San Diego Progress Guide and General Plan. Staff recommends approval of the project.

ALTERNATIVES:

1. **Approve** Coastal Development Permit No. 1023304 and Site Development Permit No. 910451, with modifications.

2. **Deny** Coastal Development Permit No. 1023304 and Site Development Permit No. 910451, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Sandra Teasley, Development Project Manager
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Community Planning Group Recommendation
8. La Jolla Shores Advisory Board Recommendation
9. Project Plans
Aerial Photo
ABELKOP RESIDENCE - 2481 RUE DENISE
PROJECT NO. 258472
Community Land Use Map

La Jolla Community Plan
City of San Diego - Planning Department

Land Use Map
ABELKOP RESIDENCE - 2481 RUE DENISE
PROJECT NO. 258472
# PROJECT DATA SHEET

<table>
<thead>
<tr>
<th>PROJECT NAME:</th>
<th>ABELKOP RESIDENCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT DESCRIPTION:</td>
<td>Addition for an existing one story single family residence.</td>
</tr>
<tr>
<td>COMMUNITY PLAN AREA:</td>
<td>La Jolla Community Plan</td>
</tr>
<tr>
<td>DISCRETIONARY ACTIONS:</td>
<td>COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT</td>
</tr>
<tr>
<td>COMMUNITY PLAN LAND USE DESIGNATION:</td>
<td>Very Low Density Residential (0-5 du/ac)</td>
</tr>
</tbody>
</table>

## ZONING INFORMATION:

<table>
<thead>
<tr>
<th>ZONE:</th>
<th>SF zone of the La Jolla Shores Planned District</th>
</tr>
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<tbody>
<tr>
<td>HEIGHT LIMIT:</td>
<td>30-Foot maximum height limit.</td>
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<tr>
<td>LOT SIZE:</td>
<td>General Conformity</td>
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<td>FLOOR AREA RATIO:</td>
<td>No FAR requirement</td>
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<tr>
<td>FRONT SETBACK:</td>
<td>General Conformity</td>
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<tr>
<td>SIDE SETBACK:</td>
<td>General Conformity</td>
</tr>
<tr>
<td>STREETSIDE SETBACK:</td>
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</tr>
<tr>
<td>REAR SETBACK:</td>
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<tr>
<td>PARKING:</td>
<td>2 off-street parking spaces</td>
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## ADJACENT PROPERTIES:

<table>
<thead>
<tr>
<th>ADJACENT PROPERTIES:</th>
<th>LAND USE DESIGNATION &amp; ZONE</th>
<th>EXISTING LAND USE</th>
</tr>
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<tbody>
<tr>
<td>NORTH:</td>
<td>SF zone of the La Jolla Shores Planned District</td>
<td>Single family residence</td>
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<tr>
<td>SOUTH:</td>
<td>SF zone of the La Jolla Shores Planned District</td>
<td>Single family residence</td>
</tr>
<tr>
<td>EAST:</td>
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</tr>
<tr>
<td>WEST:</td>
<td>SF zone of the La Jolla Shores Planned District</td>
<td>Single family residence</td>
</tr>
</tbody>
</table>

## DEVIATIONS OR VARIANCES REQUESTED:

No Deviations Requested

## COMMUNITY PLANNING GROUP RECOMMENDATION:

Approved 14-0-1 5/3/12 (La Jolla Community Planning Association).
WHEREAS, Stephen and Brenda Abelkop, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a one story, 2,671-square-foot addition to a one story, 3,721-square-foot residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1023304 and 910451), on portions of a 0.46-acre site;

WHEREAS, the project site is located at 2481 Rue Denise in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan;

WHEREAS, the project site is legally described as Lot 74 of Chateau Ville, Map No. 3926;

WHEREAS, on October 17, 2012, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 102334 and Site Development Permit No. 910451 pursuant to the Land Development Code of the City of San Diego; and

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated October 17, 2012.

FINDINGS:

Coastal Development Permit - Section 126.0708

1. 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 project proposes a Site Development Permit and a Coastal Development Permit to construct a 2,671-square-foot addition to an existing single family residence on a 0.29 acre site located at 2481 Rue Denise in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Planning area.

All of the proposed development will be contained within the existing disturbed, previously developed and graded site. The project site has no existing physical coastal access used legally or otherwise by the public, nor does it have any public access identified in the Local Coastal Program. The subject property is not identified in the City of San Diego’s adopted Local Coastal Program (LCP) Land Use Plan as a public accessway, however, the site is identified as a scenic overlook. The proposed addition is maintaining the height of the existing single family residence and the locations of the proposed additions do not obstruct any scenic overlooks from the public right of way. The project is surrounded by single family homes and is completely contained within the private property, as such, the project would not
encroach upon any existing physical accessway. Therefore, 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.

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

The project proposes a Site Development Permit and a Coastal Development Permit to construct a 2,671-square-foot addition to an existing single family residence on a 0.29 acre site located at 2481 Rue Denise in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Planning area.

The proposed project is located within a built, urban environment, and does not contain any environmentally sensitive lands. The project is also not adjacent to any sensitive resources, and not within, or adjacent to, the Multi-Habitat Planning Area (MHPA). As the project is not located within, or adjacent to, any sensitive resource areas, the proposed coastal development will not adversely affect environmentally sensitive lands.

3. **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 proposes a Site Development Permit and a Coastal Development Permit to construct a 2,671-square-foot addition to an existing single family residence on a 0.29 acre site located at 2481 Rue Denise in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Planning area. The site is designated for low residential development.

The proposed project is consistent with the land use designation of the Community Plan by constructing additions to an existing residence, maintaining the allowable density range of up to five dwelling units per acre as identified within the La Jolla Community Plan and Local Coastal Program and Land Use Plan. The development would meet the goals of the La Jolla Community Plan/Local Coastal Program by maintaining residential development and not interfering with public access or public views to the beaches and bays.

The La Jolla Community Plan recommends that the community character be maintained through several measures including 1) new developments provide a high quality residential environment respective of the sea, hillsides and open space; 2) reduce bulk and scale; 3) maintain the character of residential area by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows an harmonious visual relationship to exist between the bulk and scale of new and existing developments. This remodel incorporates the following elements in order to enhance the existing streetscape and neighborhood as follows:

The existing roof ridge line has been maintained in order to fully preserve the views of the properties behind and will improve the views by offering an improved finished roof surface if visible. Existing perimeter landscaping will be maintained and enhanced to ensure that the remodel will not have any visual impact on the neighbors. The existing roof overhang has been cut back significantly to increase the width of the view of the ocean and canyons beyond as seen from Rue Denise. There is no increase to the footprint of the home as currently viewed from the street.
The architectural style used is in harmony with the improvement to other homes on the street so it will blend with the current the streetscape. The color palette will blend with other homes in the neighborhood.

The proposed home will meet the land use regulations of the certified Implementation Program including compliance to the San Diego Municipal Code development regulations which include to height, coverage, parking, and landscape. The project proposes no deviations or variances from the applicable regulations and is consistent with the goals and recommendations within the applicable policy documents. The project is inherently original, adding to the diverse nature of La Jolla housing, therefore, the proposed development will not adversely affect the applicable land use plan.

4. 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 project proposes a Site Development Permit and a Coastal Development Permit to construct a 2,671-square-foot addition to an existing single family residence on a 0.29 acre site located at 2481 Rue Denise in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Planning area. The site is designated for low residential development. The site is not located between nearest public road and the sea or shoreline of any body of water and first public right-of-way and will not impact public access and public recreation polices of Chapter 3 of the California Coastal Act.

Site Development Permit - Section 126.0504

1. The proposed development will not adversely affect the applicable land use plan.

The project proposes a Site Development Permit and a Coastal Development Permit to construct a 2,671-square-foot addition to an existing single family residence on a 0.29 acre site located at 2481 Rue Denise in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Planning area. The site is designated for low residential development.

The proposed project is consistent with the land use designation of the Community Plan by constructing additions to an existing residence which maintains the allowable density range of up to five dwelling units per acre. The development would meet the goals of the La Jolla Community Plan/Local Coastal Program by maintaining residential development and not interfering with public access or public views to the beaches and bays.

The La Jolla Community Plan recommends that the community character be maintained through several measures including 1) new developments provide a high quality residential environment respective of the sea, hillsides and open space; 2) reduce bulk and scale; 3) maintain the character of residential area by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows an harmonious visual relationship to exist between the bulk and scale of new and existing developments. This remodel incorporates the following elements in order to enhance the existing streetscape and neighborhood as follows:
The existing roof ridge line has been maintained in order to fully preserve the views of the properties behind and will improve the views by offering an improved finished roof surface if visible. Existing perimeter landscaping will be maintained and enhanced to ensure that the remodel will not have any visual impact on the neighbors. The existing roof overhang has been cut back significantly to increase the width of the view of the ocean and canyons beyond as seen from Rue Denise. There is no increase to the footprint of the home as currently viewed from the street. The architectural style used is in harmony with the improvement to other homes on the street so it will blend with the current the streetscape. The color palette will blend with other homes in the neighborhood.

The proposed home will meet the land use regulations of the certified Implementation Program including compliance with the San Diego Municipal Code development regulations which includes building height, coverage, parking, and landscape. The project proposes no deviations or variances from the applicable regulations and is consistent with the goals and recommendations within the applicable policy documents. The proposed home will meet the land use regulations of the certified Implementation Program including compliance to the San Diego Municipal Code development regulations which include to height, coverage, parking, and landscape. The project proposes no deviations or variances from the applicable regulations and is consistent with the goals and recommendations within the applicable policy documents. Therefore, the proposed development will not adversely affect the applicable land use plan.

2. **The proposed development will not be detrimental to the public health, safety, and welfare.**

The project proposes a Site Development Permit and a Coastal Development Permit to construct a 2,671-square-foot addition to an existing single family residence on a 0.29 acre site located at 2481 Rue Denise in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Planning area. The site is designated for low residential development.

The permit controlling this development contains conditions addressing compliance with the City’s regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, public improvement repairs, fire protection, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse affects to those persons or other properties in the vicinity. Therefore, the proposed project conforms to the development regulations and will not be detrimental to the public health, safety, and welfare.

3. **The proposed development will comply with the applicable regulations of the Land Development Code.**

The project proposes a Site Development Permit and a Coastal Development Permit to construct a 2,671-square-foot addition to an existing single family residence on a 0.29 acre site located at 2481 Rue Denise in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Planning area. The site is designated for low residential development.
The project is consistent with the development regulations of the SF zone and all other pertinent regulations of the Land Development Code (LDC) which include coverage, general conformity to existing setbacks, siting of building, height, grading, landscaping and architectural design. The home follows the basic structure of courtyard housing with its sheltered interior courtyard and neutral façade. The project presents a basic bulk, mass, scale, and lot coverage that is proportionate to the surrounding neighborhood. The project was designed in conformance with the underlying zone and land use plan and is not requesting deviations or variances to the Land Development Code. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1023304 and Site Development Permit No. 910451 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1023304 and 910451 a copy of which is attached hereto and made a part hereof.

Sandra Teasley
Development Project Manager
Development Services

Adopted on: October 17, 2012

Job Order No. 24002192
INTERNAL ORDER NUMBER: 24002192

COASTAL DEVELOPMENT PERMIT NO. 1023304
SITE DEVELOPMENT PERMIT NO. 910451
ABELKOP RESIDENCE - PROJECT NO. 258472
HEARING OFFICER

This Coastal Development Permit No. 1023304 and Site Development Permit No. 910451 is granted by the Hearing Officer of the City of San Diego to STEPHEN AND BRENDA ABELKOP, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0702 and 1510.0201. The 0.29-acre site is located at 2481 Rue Denise in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), and Coastal Height Limit Overlay Zone. The project site is legally described as Lot 74 of Chateau Ville, Map No. 3926.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct additions to a single-family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 17, 2012, on file in the Development Services Department.

The project shall include:

a. Construction of a one story, 2,671-square-foot addition to a one story, 3,721-square-foot residence with four garages;

b. Landscaping (planting, irrigation and landscape related improvements);

c. Off-street parking;

d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer’s requirements, zoning
regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
   a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
   b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit “A.” Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

Page 2 of 6
9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney’s fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney’s fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**ENGINEERING REQUIREMENTS**

11. Prior to the issuance of a building permit, the Owner/Permittee shall obtain a grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

12. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.

13. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix G of the City's Storm Water Standards, satisfactory to the City Engineer.
14. This project proposes to export 25 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).

**LANDSCAPE REQUIREMENTS:**

15. Prior to issuance of a grading or building permit, the permittee shall submit a site/plot plan consistent with the plans submitted for a building permit showing the required 30% landscaped area in a crosshatch pattern and labeled "Landscape Area Diagram".

16. Provide the following note on the "Landscape Area Diagram": All of the landscape to meet the 30% area requirement shall be installed as required by the La Jolla Shores Planned District Ordinance prior to final inspection.

17. Any modifications or changes to the "Landscape Area Diagram" and existing or proposed plant material, as shown on the approved Exhibit 'A' Landscape Concept Plan, is permitted provided the resulting landscape meets the minimum area requirements of the La Jolla Shores Planned District Ordinance.

18. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

**PLANNING/DESIGN REQUIREMENTS:**

19. Owner/Permittee shall maintain a minimum of two off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

20. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

**FIRE REQUIREMENTS:**

21. Prior to the issuance of a building permit, construction plans shall demonstrate a fire sprinkler system in accordance with the California Building Code for single family homes.

**GEOLOGY REQUIREMENTS:**

Page 4 of 6
22. Prior to the issuance of a construction permit, the Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

23. Prior to the issuance of a construction permit, the Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of Development Services prior to exoneration of the bond and grading permit close-out.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on October 17, 2012.
Attachment 6
Draft Permit with Conditions

Permit Type/PTS Approval No.: CDP No. 1023304
SDP No. 910451

Date of Approval: October 17, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Sandra Teasley
Development Project Manager

NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

By
STEPHEN AND BRENDA ABELKOP
OWNERS

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.
Attention: Sandra Teasley, PM  
City of San Diego  
Project: Abelkop Residence  
2481 Rue Denise  
PN: 258472  
Motion: To accept the actions of the La Jolla Shores Permit Review Committee: Findings can be made for a Site Development Permit.  
Vote: 14-0-1  

03 May 2012  
Submitted by: Tony Crisafi, President  
La Jolla CPA  
Date
NOTICE OF EXEMPTION

TO:    X Recorder/County Clerk
       P.O. Box 1750, MS A-33
       1600 Pacific Hwy, Room 260
       San Diego, CA 92101-2422

FROM:  City of San Diego
       Development Services Department
       1222 First Avenue, MS 501
       San Diego, CA 92101

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project No.: 258472  Project Title: Abelkop Residence

Project Location-Specific: 2481 Rue Denise
Project Location-City/County: San Diego/San Diego

Description of Nature and Purpose of the Project: Site Development Permit for a 2,671-square-foot addition to an existing single family residence (including garage area) for total lot coverage of 6,392 square feet on a 0.29-acre site. The site is located at 2481 Rue Denise in the SF (single family) Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable) Zone, and Coastal Height Limit Zone and Council District 1.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Colin Hernstad, Hern-Ore Inc, 8515 La Jolla Scenic Drive North, La Jolla, CA 92037, Phone (619) 921-0114

Exempt Status: (CHECK ONE)
( ) Ministerial (Sec. 21080(b)(1); 15268);
( ) Declared Emergency (Sec. 21080(b)(3); 15269(a));
( ) Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
(X) Categorical Exemption: Section 15301(a)(2)- Existing Facilities

Reasons why Project is Exempt: The proposed activity is exempt from CEQA pursuant to Section 15301(a)(2), which allows for interior or exterior alterations. Additionally none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Holly Smit Kicklighter  Telephone: (619) 446-5378

If filed by Applicant:
1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?
   (X) Yes  ( ) No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

Signature/Title  
September 13, 2012

Check One:
(X) Signed by Lead Agency  
( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Revised September 12, 2012mjh
**DEFFERED SUBMITTAL**

**Additional Information**

Prefered No.: 20-2343-01

PRESERVATION

Purpose: To preserve existing trees and enhance the aesthetics of the property.

**VICKIS MAP**

1. **VIKIS INFORMATION INDEX**

   A. **Building Code Data**
   - **Building Code Data:**
     - **Suit:** 92037
     - **Model:** 1003
     - **City:** Irvine
     - **County:** Orange
     - **State:** California
     - **Year:** 2014
     - **Type:** Single Family
     - **Number:** 1
     - **Use:** Residential
     - **Size:** 3,200 sq ft
     - **Style:** Craftsman
     - **Foundation:** Slab
     - **Roof:** Shingle
     - **Materials:** Wood, stucco
     - **Owner:** ABLEKOP RESIDENCE
     - **Architect:** Donald La Rue
     - **Builder:** Stephen Abelkop Family Trust
     - **Full Data:**

2. **SCOPE OF WORK**

   **Best Management Practices**

   **ENGINEERED WATER QUALITY NOTIFICATIONS INCLUSION REQUIRES**

   **ELECTRICAL NOTES**

   1. Provide hardwired smoke detectors per CEC 110-2010 and seat on the wall:
   - 6 smoke detectors in exterior locations.
   - 3 smoke detectors in interior locations.
   - 1 smoke detector in the garage.
   - 1 smoke detector in the attic.
   - 1 smoke detector in the basement.
   - 1 smoke detector in the boiler room.
   - 1 smoke detector in the laundry room.
   - 1 smoke detector in the pool area.
   - 1 smoke detector in the kitchen.
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**EXISTING HOUSE SITE PLAN**

- **Lot 74 Infill House**
  - Existing House: 6405
  - New House: 6406
- **Lot 55**
  - Existing House: 6407
- **Lot 74**
  - Existing House: 6406
  - New House: 6407
- **Lot 55**
  - Existing House: 6407
  - New House: 6407

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**EXISTING MANHOLE RIM INVERT**
- Elev = 578.12'

**EXISTING SUBGRADE**
- Elev = 607.5'

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**EXISTING HOUSE LOCATION**
- Elev = 607.8'

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**EXISTING SUBGRADE**
- Elev = 592.46'

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**EXISTING MANHOLE RIM INVERT**
- Elev = 578.12'

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**EXISTING HOUSE SITE PLAN**

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**SCALE**

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**ATTACHMENT 9**

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**BENCHMARK CITY OF SAN DIEGO NO 16877**
- Brass Plug at Nth East
  - Elev = 594.19'

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**BOUNDARY AREA SHOWN IS DRAWN ON THIS IS A TOPOGRAPHICAL SURVEY ONLY UNLESS SHOWN BY LEGIBLE MONUMENTS AND/OR RECORD DATA.**

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**THIS MAP REPRESENTS A SURVEY MADE BY THE SURVEYOR, L.S. 7#8 CHAJO I.ANSFERRY, L.S. 7#8**

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**KEY**

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**EXISTING DRAINAGE TO REMAIN**
A. The City of San Diego's Land Development Manual, Landscape Standards; the La Jolla Shores Planned Unit Development; and all other land use-related City and Regional Standards, follow the guidelines listed in the City’s La Jolla Shores Planned Unit Development and all other land use-related City and Regional Standards. The landscape shall be maintained in a healthy growing condition.

B. The approved roof and exterior wall demolition matrix is shown below:

<table>
<thead>
<tr>
<th>No.</th>
<th>Existing Wall Length</th>
<th>Replaced Wall Included by New Construction</th>
<th>Removed Wall Length</th>
<th>Percentage of Existing Exterior Wall that Remain</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>25'0&quot;</td>
<td>16'0&quot;</td>
<td>9'0&quot;</td>
<td>33.3%</td>
</tr>
<tr>
<td>2</td>
<td>24'0&quot;</td>
<td>8'0&quot;</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>3</td>
<td>67'0&quot;</td>
<td>34'6&quot;</td>
<td>32'6&quot;</td>
<td>48.5%</td>
</tr>
<tr>
<td>4</td>
<td>29'0&quot;</td>
<td>13'0&quot;</td>
<td>8'0&quot;</td>
<td>27.6%</td>
</tr>
<tr>
<td>5</td>
<td>27'0&quot;</td>
<td>15'0&quot;</td>
<td>12'0&quot;</td>
<td>44.4%</td>
</tr>
<tr>
<td>6</td>
<td>21'0&quot;</td>
<td>18'0&quot;</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>7</td>
<td>24'0&quot;</td>
<td>22'0&quot;</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>8</td>
<td>21'0&quot;</td>
<td>0</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>9</td>
<td>24'0&quot;</td>
<td>0</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>10</td>
<td>76'4&quot;</td>
<td>28'8&quot;</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Total</td>
<td>404'10&quot;</td>
<td>214'2&quot;</td>
<td>112'8&quot;</td>
<td>27.8%</td>
</tr>
</tbody>
</table>

Note: The approved roof and exterior wall demolition matrix is shown above. The percentage of existing exterior walls that remain is 33.3%.
SECTION A-A
SHOWING ELEVATION TO LANDING AND ROOF OF ENTRY FRONT EXTERIOR

NOTE:
- NO POINT OF FINISHED LEVEL OF NEW ROOF IS TO BE HIGHER THAN HEIGHT OFEXISTING ROOF RIDGE LINE. CONTRACTOR TO VERIFY THIS HEIGHT BEFORE ANY CONSTRUCTION COMMENCES.
- EXTERIOR FINISHES: INTERIOR WALLS TO BE STUCCO USING EXPO EXTERIOR COLOR IN SANTA BARBARA FINISH COLOR TO BE HERITAGE BROWN SIMILAR NEW ROOF OVER ENTRY WALL.
- NEW LAMINATED GUSSET CHAIR TO COMPLY WITH SEC 2409.
- NEW ENTRY POOR.

PARTIAL NORTH ELEVATION
SHOWING ROOF AND RIM EXTERIOR WALLS TO BE STUCCO USING EXPO EXTERIOR COLOR IN SANTA BARBARA FINISH COLOR TO BE HERITAGE BROWN SIMILAR.

NOTE:
- ALL EXISTING DIMENSIONS GIVEN ARE TO BE FIELD VERIFIED. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE CONTRACTOR AND OWNER.

SCALE: QUARTER INCH = 1 FOOT

SECTION B-B
SHOWING ROOF HIGH POINT.
### New Ventilation Requirements

#### Table: New Ventilation Requirements

<table>
<thead>
<tr>
<th>Description</th>
<th>Unit</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bathrooms</td>
<td></td>
<td>Vented to outdoors or exhaust fans</td>
</tr>
<tr>
<td>Kitchens</td>
<td></td>
<td>Vented to outdoors or exhaust fans</td>
</tr>
<tr>
<td>Bathrooms</td>
<td></td>
<td>Vented to outdoors or exhaust fans</td>
</tr>
<tr>
<td>Kitchens</td>
<td></td>
<td>Vented to outdoors or exhaust fans</td>
</tr>
</tbody>
</table>

#### Table: New Ventilation Requirements - Additional Notes

- Bathrooms: Vented to outdoors or exhaust fans.
- Kitchens: Vented to outdoors or exhaust fans.

#### Table: New Ventilation Requirements - Additional Notes

- Bathrooms: Vented to outdoors or exhaust fans.
- Kitchens: Vented to outdoors or exhaust fans.
**GENERAL NOTES**

- Concrete, including columns and foundation elements, shall conform to the provisions of 2007 CBC Section 2306.3.1. Where not specifically noted herein, the provisions of 2007 CBC Section 2306.3.1 shall apply. The number of reinforcing bars shall be in accordance with the provisions of 2007 CBC Section 2306.3.1.

- All structural steel shall comply with the requirements of 2007 CBC Section 2306.3.1. Where not specifically noted herein, the provisions of 2007 CBC Section 2306.3.1 shall apply. The number of reinforcing bars shall be in accordance with the provisions of 2007 CBC Section 2306.3.1.

- All structural steel shall be made from the material designated herein and conform to the requirements of 2007 CBC Section 2306.3.1. Where not specifically noted herein, the provisions of 2007 CBC Section 2306.3.1 shall apply. The number of reinforcing bars shall be in accordance with the provisions of 2007 CBC Section 2306.3.1.

- Wood members shall be labeled, and the specifications shall be in accordance with the requirements of 2007 CBC Section 2306.3.1. Where not specifically noted herein, the provisions of 2007 CBC Section 2306.3.1 shall apply. The number of reinforcing bars shall be in accordance with the provisions of 2007 CBC Section 2306.3.1.

**CONCRETE NOTES**

- All concrete shall conform to the provisions of 2007 CBC Section 2306.3.1. Where not specifically noted herein, the provisions of 2007 CBC Section 2306.3.1 shall apply. The number of reinforcing bars shall be in accordance with the provisions of 2007 CBC Section 2306.3.1.

- All concrete shall be made from the material designated herein and conform to the requirements of 2007 CBC Section 2306.3.1. Where not specifically noted herein, the provisions of 2007 CBC Section 2306.3.1 shall apply. The number of reinforcing bars shall be in accordance with the provisions of 2007 CBC Section 2306.3.1.

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**WOOD NOTES**

- Wood members shall be labeled, and the specifications shall be in accordance with the requirements of 2007 CBC Section 2306.3.1. Where not specifically noted herein, the provisions of 2007 CBC Section 2306.3.1 shall apply. The number of reinforcing bars shall be in accordance with the provisions of 2007 CBC Section 2306.3.1.

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**REINFORCING STEEL NOTES**

- All concrete shall be made from the material designated herein and conform to the requirements of 2007 CBC Section 2306.3.1. Where not specifically noted herein, the provisions of 2007 CBC Section 2306.3.1 shall apply. The number of reinforcing bars shall be in accordance with the provisions of 2007 CBC Section 2306.3.1.

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**SUMMARY OF SPECIAL INSPECTION**

- Special inspections shall conform to the provisions of 2007 CBC Section 2306.3.1. Where not specifically noted herein, the provisions of 2007 CBC Section 2306.3.1 shall apply. The number of reinforcing bars shall be in accordance with the provisions of 2007 CBC Section 2306.3.1.

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CONCRETE NOTES

1. CONCRETE FOUNDATIONS ARE DESIGNED FOR 2500 PSI TYPE IV CONCRETE AT 28 DAYS, CONCRETE SLABS SHALL BE 4" THICK WITH 13/16" AT 16'' O.C. EACH WAY OVER 4" OF SAND AND 15 MIL VISQUEEN MEMBRANE IN THE MOISTURE BARRIER. THE VISQUEEN MOISTURE BARRIER SHOULD BE PROPERLY LAPED AND SEALED AT JOINTS AND ANY BREAKS SUCH AS OPENINGS FOR UTILITY CONDUITS.

2. ALL FOOTINGS SHALL BE FOUNDATIONED ON UNDISTURBED SLOPE WASH DEPOSITS AT THE DEPTH AND WIDTH AS SHOWN. THE TOP OF ALL FOOTINGS SHALL BE A MINIMUM OF 8" ABOVE ADJACENT GRADE. THE BOTTOM OF ALL FOOTINGS SHALL MAINTAIN MIN. 7' TO DAYLIGHT WHERE SLOPES OCCUR PER SOILS REPORT. HORIZONTAL DISTANCE SHALL BE MEASURED FROM THE LEADING EDGE OF FOOTING TO DAYLIGHT.

3. ALL FOOTINGS SHALL HAVE TWO NUMBER 3' REINFORCING BARS AT THE TOP AND BOTTOM, UNLESS SHOWN OTHERWISE, RS.BAR SHALL CONFORM TO ASTM A615, GRADE 40 SIZES #3 AND #4, AND GRADE 60 FOR SIZES #5 AND LARGER.

4. ALL RE-BAR SHALL BE LAPPED A MINIMUM OF 36" AT EACH END, WITH A MINIMUM OF 2'0 AT SPLICES. BENDING OF RE-BAR SHALL CONFORM TO THE UNIFORM BUILDING CODE.

5. ALL HOLD DOWN HARDWARE SHALL BE SECURED IN PLACE PRIOR TO THE TIME OF INSPECTION. HOLD DOWN FASTENERS SHALL BE RETIGHTENED PRIOR TO FRAMING INSPECTION AND AGAIN BEFORE THE WALL IS CLOSED. HOLD DOWN CONNECTOR SLOTS SHOULD NOT BE MORE THAN 1/16" OVERSIZED AT THE HOLD DOWN CONNECTION TO THE POST.

6. SILL STUDS SHALL BE GALVANIZED 3/16" X 10" LONG FOR 2X PLATES AND 12" LONG FOR 3X PLATES WITH 3 X 3 X 3/16" WASHERS. SILL BOLTS SHALL BE MAXIMUM 12" FROM EACH END, PLACED AT 48" O.C. AND MINIMUM OF TWO PER PLATE UNLESS NOTED OTHERWISE ON THE PLANS. NUTS SHALL BE RETIGHTENED PRIOR TO FRAMING INSPECTION AND AGAIN BEFORE THE WALL IS CLOSED. SEE DRAWINGS FOR SPECIAL LENGTHS AT MASONRY AREAS.

7. HOLD DOWN SYMBOLS: HD (FOR 2 POOL SYSTEM) AND DEEPEN FOOTING AT THESE LOCATIONS AS REQUIRED TO PROVIDE A MINIMUM OF 3" CONCRETE COVER AT THE BOTTOM OF BOLT.

8. ALL NON-BEARING WALLS SHALL USE 2 X 6" SILL WITH HILTI FASTENERS 32" O.C. (ESR-1663)

9. ATTACHMENT 9

S 2