



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: July 14, 2004

REPORT NO. HO 04-102

ATTENTION: Hearing Officer

SUBJECT: CHIEN RESIDENCE  
PROJECT NUMBER - 26643

LOCATION: 9445 La Jolla Farms Road

APPLICANT: Shu and Kuang-Chung Chien

### SUMMARY

Requested Action - Should the Hearing Officer approve a Coastal Development Permit for the construction of a 1,454 square-foot addition to an existing single family residence located at 9445 La Jolla Farms Road?

#### Staff Recommendation -

1. APPROVE Coastal Development Permit No. 72080.

Community Planning Group Recommendation - On April 13, 2004, the La Jolla Community Planning Association voted 5-0-0 to recommend approval for this project with no recommended conditions.

Environmental Review - This project has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303, New Construction.

### BACKGROUND

The property lies approximately one half mile east of the Pacific Ocean and is characterized as gently sloping ranging from 382 feet above mean sea level at the front to 388 feet above mean sea level at the rear of the lot. The 34,496 square-foot interior lot is located east of and adjacent to La Jolla Farms Road, west of North Torrey Pines Road and north of La Jolla Shores Drive. North Torrey Pines Road and La Jolla Shores Drive are two designated first public roadways according to Map C-731. The site is surrounded by residential development on adjacent

properties consisting of one- and two-story, single-family residential structures of varied architectural styles.

The proposed project is located in the RS-1-2 Zone, Coastal Overlay (Appealable Area), Coastal Height Limitation Overlay, First Public Roadway Overlay, and the Parking Impact Overlay zones within Subarea A-La Jolla Farms of the La Jolla Community Plan. The site is not within the Coastal Zone-Sensitive Slopes area.

The property is currently improved with an existing 2,630 square-foot, one-story residence, circular driveway, wrought iron sliding gates across both driveways, wrought iron fence, landscaped right-of-way and two-foot-high, on-site retaining walls.

## DISCUSSION

The applicant is requesting approval of a Coastal Development Permit for a 1,400 square-foot, single story addition with a 54 square-foot hallway connection to the existing 2,630 square-foot single story residence. The proposed project also includes the construction of a 191 square-foot storage shed and the construction of a two-foot high retaining wall and some flatwork around the new addition.

The existing residence contains a kitchen, dining room, family room, two bedrooms, two bathrooms, and an attached garage. The proposed addition will consist of a hallway connecting to three bedrooms, two full bathrooms and a family room. The outside of the addition will have an off-white colored Portland cement stucco exterior finish with a light grey colored composite shingled roof and painted fascia to match the existing house. The exterior finish of the proposed shed would also match the existing house.

The site lies within the campus impact area and the addition of three more bedrooms, making a total of five bedrooms for the single family residence, would increase the required off-street parking spaces from two to five off-street parking spaces per Table 142.05B of the San Diego Municipal Code (SDMC).

Dense landscaping lies within the public right of way and it has been determined in order to maintain the landscaping within the public right of way, the owner would be required to obtain an Encroachment Maintenance and Removal Agreement approved by the City Engineer, as conditioned within the draft permit.

Because all of the proposed addition would take place closer to the rear portion of the lot and entirely within private property, it has also been determined that the new development would not intrude into any of the identified visual access corridors or physical access ways used by the public along La Jolla Farms Road toward the shoreline of the Pacific Ocean.

## Coastal Commission Input

The proposed coastal development lies within the Coastal Overlay Appealable Area and requires input from the California Coastal Commission. Correspondence dated March 24, 2004, received from the California Coastal Commission, indicated that their staff reviewed the project and there were no comments.

### CONCLUSION

No deviations or variances from the development regulations of the RS-1-2 Zone would be required to implement the proposed project. The project as proposed would be visually compatible with the character of the surrounding area and would blend in with the existing residential development and neighborhood. The proposed coastal development is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted La Jolla Community Plan, La Jolla – La Jolla Shores Local Coastal Program Land Use Plan and the RS-1-2 Zone, Coastal Overlay, Coastal Height Limitation Overlay, and Parking Impact Overlay zones. Staff recommends approval of Coastal Development Permit No. 72080.

### ALTERNATIVE

1. Approve Coastal Development Permit No. 72080, with modifications.
2. Deny Coastal Development Permit No. 72080, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

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Vena Lewis, Development Project Manager

### Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plan
6. Project Plans
7. Draft Permit with Conditions
8. Draft Resolution with Findings
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Chronology