



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: April 24, 2013 REPORT NO. HO-13-037

ATTENTION: Hearing Officer

SUBJECT: RICKARDS RESIDENCE
PTS PROJECT NUMBER: 296189

LOCATION: 8469 Paseo Del Ocaso

APPLICANT/
OWNER: Rebecca Marquez, Golba Architecture
Paul and Enass Rickards, Trustees of the Ryan Alexander Jackson Trust
(Attachment 10)

SUMMARY

Issue(s): Should the Hearing Officer approve a Site Development Permit and Coastal Development Permit to demolish existing improvements and construct a new two-story, single family residence with improvements located at 8469 Paseo Del Ocaso in the La Jolla Community Plan area?

Staff Recommendations -

1. CERTIFY Mitigated Negative Declaration (MND) No. 296189 and ADOPT Mitigation, Monitoring Reporting Program (MMRP); and
2. APPROVE Site Development Permit No. 1095576 and Coastal Development Permit No. 1037930

Community Planning Group Recommendation – On December 6, 2012, the La Jolla Community Planning Association voted 13-0-1 to recommend approval of the project with no conditions (Attachment 9).

On December 18, 2012, the La Jolla Shores Advisory Board voted 4-0 to recommend approval of the project with no conditions.

Environmental Review: Mitigated Negative Declaration No. 296189 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been

prepared for the project and will be implemented which will reduce any potential impacts identified in the environmental review process, to a level below significance.

BACKGROUND

The 5,500 square foot project site is currently developed with a two-story single family residence and a detached one-story wood structure that were built in 1956. The property is located at 8469 Paseo Del Ocaso on the east side of Paseo Del Ocaso between La Jolla Shores Drive and El Paseo Grande, within the La Jolla Community Plan, which designates the site for low density residential at a rate of 5-9 dwelling units per acre, and the proposed development is consistent with this designation. The site is located in the SF Zone of the La Jolla Shores Planned District Ordinance (LJSPDO) area, which allows for single family development. The site is also located in the 30-foot maximum Coastal Height Limitation Overlay Zone, the non-appealable area of the Coastal Overlay Zone, the Beach Impact Area Parking Overlay Zone and the Residential Tandem Parking Overlay Zone (Attachments 1-3). The site is bordered by existing single family development on all sides.

A Coastal Development Permit is required for the proposed demolition of the existing structures and construction of the new residence with improvements and a Site Development Permit is required for new construction within the La Jolla Shores Planned District.

A historic review of the existing single family residence was conducted by staff in January 2013. Staff determined that the site does not meet local designation criteria as an individually significant historic resource under any adopted Historic Resources Board Criteria.

DISCUSSION

A Coastal Development Permit (CDP) and Site Development Permit (SDP) are required to demolish existing site improvements and construct a two-story, 3,870 square foot single family residence, with an attached 537 square-foot two car garage and a 561 square-foot roof deck, associated hardscape and landscape areas located on a 5,500 square foot site. The site is east of the Pacific Ocean, on the flat portion of La Jolla Shores, between El Paseo Grande and La Jolla Shores Drive.

The proposed single-family residence would consist of the following on the first floor: a great room, kitchen, pantry, media room and guest bedroom and one bathroom. The second floor consists of a master bedroom, master bathroom, office, laundry room, three bedrooms and three bathrooms. The roof deck would be accessed from the stair well that starts on the first floor of the residence.

The proposed project would be consistent with the bulk and scale of the surrounding residential community. The two-story residence would have a height not greater than 30' -0" as defined, which would comply with the Coastal Height Limitation Overlay Zone's maximum allowable height of 30 feet. Landscaping would conform to the La Jolla Shores Planned District minimum percentage and the City's Landscape Technical Manual.

The structure design includes flat and slightly pitched hipped-roof elements with a maximum

overall height of 25' -4" to the chimney. As designed the project complies with the 30-foot Coastal Height Limit Overlay Zone and LJSPDO requirements. The proposed lot coverage of 46% complies with the 60% maximum allowed (Attachments 5-6).

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following area: Historical Resources. Subsequent revisions in the project proposal created the specific mitigation identified in Section V of the Mitigated Negative Declaration (MND). The project as revised now avoids or mitigates the potentially significant environmental effects previously identified (Attachment 7).

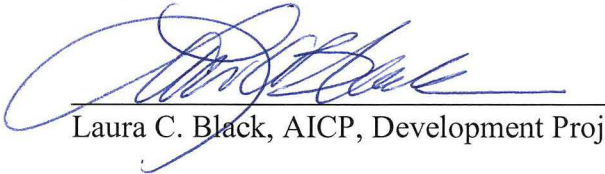
CONCLUSION

Staff has reviewed the application for the Site Development Permit and Coastal Development Permit and determined the project is consistent with the LJSPDO, the applicable Coastal Development Regulations and the City of San Diego Land Development Code. Staff recommends that the Hearing Officer approve the requested permits.

ALTERNATIVES

1. Approve Site Development Permit No. 1095576 and Coastal Development Permit No. 1037930, with modifications.
2. Deny Site Development Permit No. 1095576 and Coastal Development Permit No. 1037930, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Laura C. Black, AICP, Development Project Manager

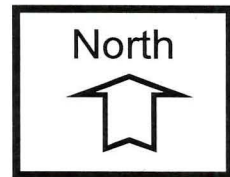
Attachments:

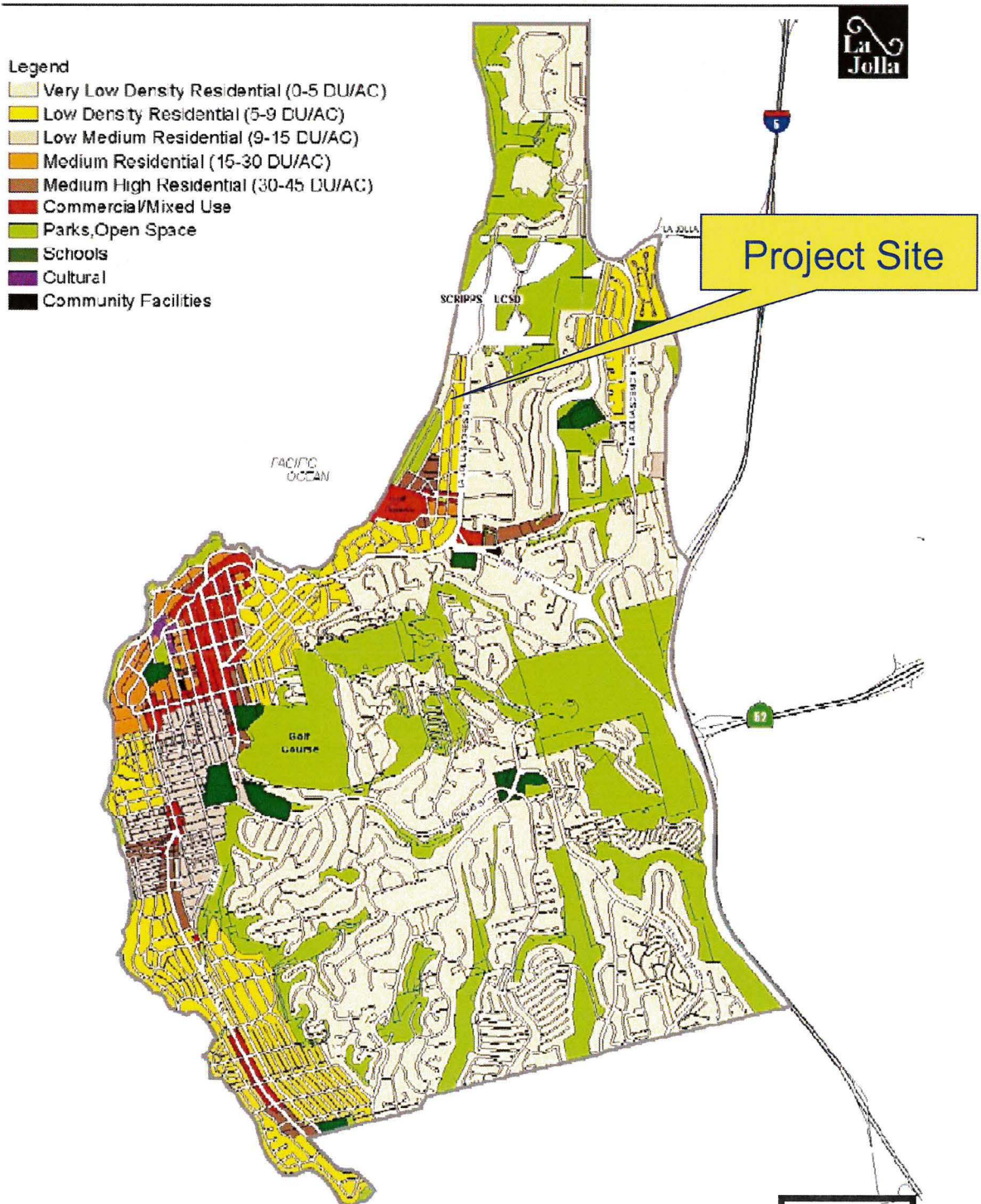
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Environmental Resolution with MMRP
8. Project Site Plan (Full Plan set to Hearing Officer only)
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Chronology
12. Notice of Hearing



Aerial Photo

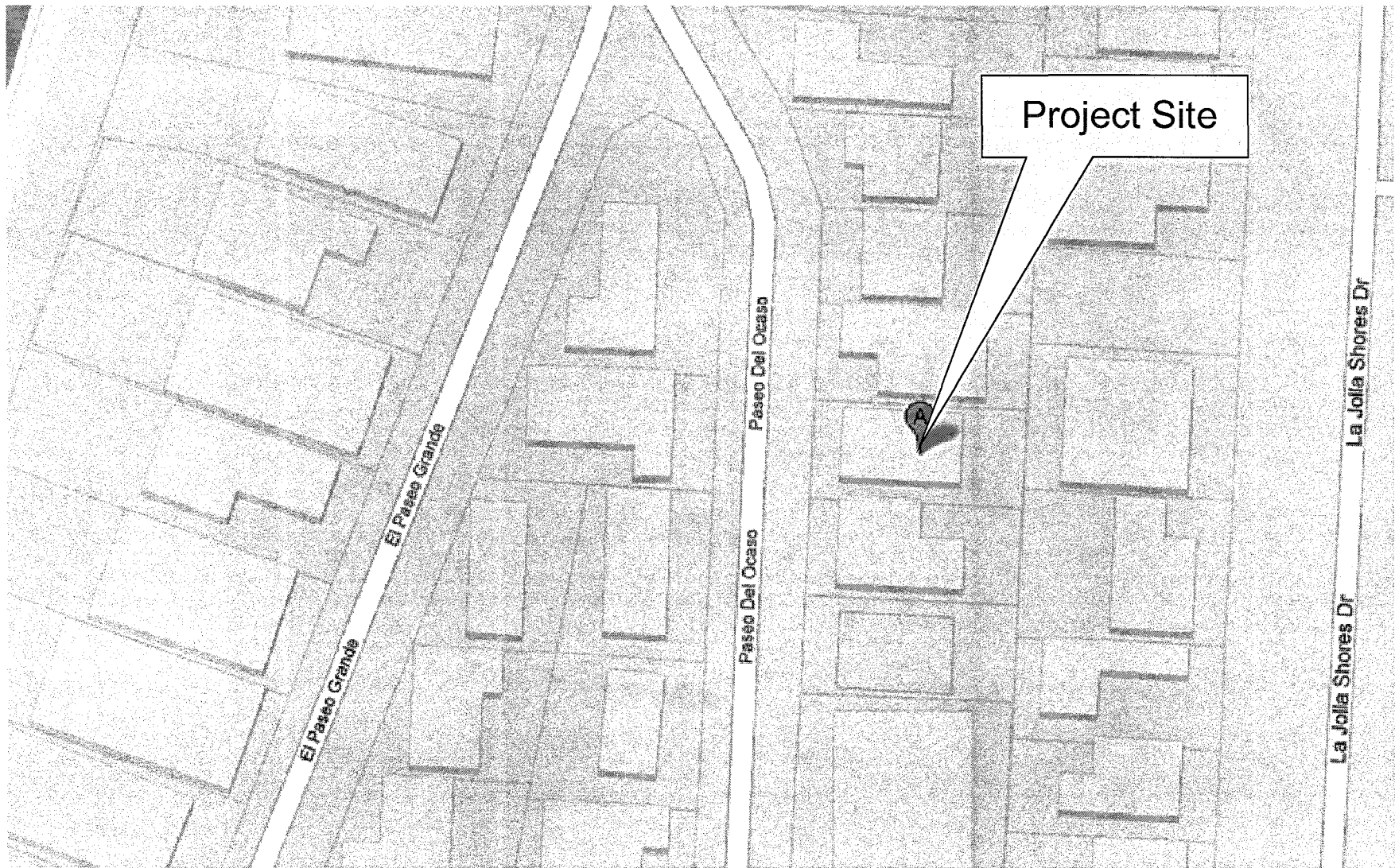
RICKARDS RESIDENCE – 8469 Paseo Del Ocaso
PROJECT NO. 296189





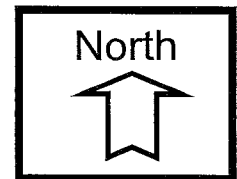
Land Use Map

RICKARDS RESIDENCE – 8469 Paseo Del Ocaso
PROJECT NO. 296189



Project Location Map

RICKARDS RESIDENCE – 8469 Paseo Del Ocaso
PROJECT NO. 296189



PROJECT DATA SHEET

PROJECT NAME:	Rickards Residence	
PROJECT DESCRIPTION:	Demolition of an existing two-story residence and one story accessory structure and the construction of a two-story single family residence with attached 2-car garage and roof deck.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Site Development Permit and Coastal Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Low Density Residential (Allows residential development of 5-9 dwelling units per acre).	
<u>ZONING INFORMATION:</u>		
<p style="text-align: center;">ZONE: SF-LJSPDO: (A single family residential zone located in the La Jolla Shores Planned District)</p> <p style="text-align: center;">HEIGHT LIMIT: 30-Foot maximum height limit / proposed 25'-4" max height</p> <p style="text-align: center;">LOT SIZE: Average in Area</p> <p style="text-align: center;">FLOOR AREA RATIO: NA – Lot Coverage 0.60 max / proposed 0.46</p> <p style="text-align: center;">FRONT SETBACK: 20 feet proposed</p> <p style="text-align: center;">SIDE SETBACK: 5 feet proposed</p> <p style="text-align: center;">STREETSIDE SETBACK: 20 feet proposed</p> <p style="text-align: center;">REAR SETBACK: 14 feet proposed</p> <p style="text-align: center;">PARKING: 2 parking spaces required / 2 parking spaces provided</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low Density Residential; SF-LJSPDO.	Single Family Residence
SOUTH:	Low Density Residential; SF-LJSPDO.	Single Family Residence
EAST:	Low Density Residential; SF-LJSPDO.	Single Family Residence
WEST:	Low Density Residential; SF-LJSPDO.	Single Family Residence
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On December 6, 2012, the La Jolla Community Planning Association voted 13-0-1 to recommend approval of the project with no conditions.	

HEARING OFFICER RESOLUTION NO. HO-XXXX
SITE DEVELOPMENT PERMIT NO. 1095576
COASTAL DEVELOPMENT PERMIT NO. 1037930
RICKARDS RESIDENCE, PROJECT NO. 296189 MMRP

WHEREAS, Paul J. Rickards and Enass N. Rickards, Trustees of the Ryan Alexander Jackson Trust dated April 14, 2003, Owners/Permittees, filed an application with the City of San Diego for a permit to demolish the existing two-story single family residence and one-story accessory structure and construct a two-story single family residence with attached two-car garage and roof deck (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1095576 and 1037930), on portions of a 5,500 square-foot site;

WHEREAS, the project site is located at 8469 Paseo Del Ocaso in the Single-Family Zone of the La Jolla Shores Planned District (LJSPD-SF Zone), the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable 2 Area), the Parking Impact Overlay Zone (Beach Impact Area), the Residential Tandem Parking Overlay Zone within the La Jolla Community Plan and Local Coastal Program Area;

WHEREAS, the project site is legally described as Lot 9, Block 29, La Jolla Shores Unit No. 3, according to Map No. 2061;

WHEREAS, on April 24, 2013, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1095576 and Coastal Development Permit No. 1037930 pursuant to the Land Development Code of the City of San Diego;

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 April 24, 2013.

FINDINGS:

Site Development Permit - Section 126.0504

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

The project site is designated low density residential at 5-9 dwelling units per acre (du/acre) in the La Jolla Community Plan and Local Coastal Program. The project proposes 1 dwelling unit on a 5,500 square-foot lot for a density of 7.92 du/acre. The project is therefore consistent with the recommended land use and density of the La Jolla Community Plan. The La Jolla Community Plan and the La Jolla Shores Planned District Ordinance contain policies and regulations related to design and community character. The general theme of the policies and regulations are unity with variety. The proposed design, form, and siting of the proposed development, compliment the surrounding neighborhood and are consistent with the goals and policies of the La Jolla Community Plan and the La Jolla Shores Planned District Ordinance theme of 'unity with variety'. Therefore, the proposed project will not adversely affect the La Jolla Community Plan Area.

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

The proposed project will connect all necessary sewer and water facilities to serve the occupants of the development. The project will incorporate construction Best Management Practices (BMP) necessary to comply with Chapter 14 Article 2, Division 1 of the San Diego Municipal Code. The project will prepare and implement a Water Pollution Control Plan in accordance with the guidelines in Appendix E of the City's Storm Water Standards. The project will enter into a Maintenance Agreement for ongoing permanent BMP maintenance. The project will comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 2009-0009-DWQ and Amended by Order No. 2010-0014-DWQ and the Municipal Storm Water Permit, Order No. R9-2007-0001 (NPDES General Permit No. CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code requirements will be met with the proposed project. Therefore, the proposed project 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 proposed project complies with the relevant regulations of the Land Development Code. Conditions of approval require the continued compliance with all relevant regulations of the City of San Diego effective for this site and incorporated into Site Development Permit No. 1095576 and Coastal Development Permit No. 1037930. The proposed project conforms to the overall policies and regulations of the City of San Diego and represents a desirable project for the site and the La Jolla community.

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 proposed project is located at 8469 Paseo Del Ocaso within an urbanized and fully developed residential neighborhood in the La Jolla Community Plan, the La Jolla Shores Planned District Ordinance and the Local Coastal Program. The site is not located on the ocean and does not include any existing physical access way or proposed access way to the coast. The project site is not located within any identified view corridor, public vantage point or physical access route in the La Jolla Community Plan. Additionally, no see-through or public views to the ocean exist through the site. Therefore, proposed project would not encroach upon any existing physical accessway and would not impact the La Jolla Community Plan or Local Coastal Program.

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

The proposed project is located at 8469 Paseo Del Ocaso within an urbanized and fully developed residential neighborhood in the La Jolla Community Plan, the La Jolla Shores Planned District Ordinance and the Local Coastal Program. The existing developed site is relatively flat with an overall grade differential of approximately 4.0 feet. The site is surrounded by development and there is no environmentally sensitive lands mapped on the project site, nor on the adjacent properties; therefore, the proposed project would not have an adverse affect on 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 proposed project is located at 8469 Paseo Del Ocaso within an urbanized and fully developed residential neighborhood in the La Jolla Community Plan, the La Jolla Shores Planned District Ordinance and the Local Coastal Program. The proposed development is consistent with the La Jolla Community Plan's recommended "Low Density Residential" designation with the low density residential development at 5-9 dwelling units per acre. The proposed development results in a density of 7.92 dwelling units per acre. Therefore, the proposed residential project conforms to the identified land use in the La Jolla Community Plan and the Local Coastal Program, and the certified Implementation Program.

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 proposed project is located at 8469 Paseo Del Ocaso within an urbanized and fully developed residential neighborhood in the La Jolla Community Plan, the La Jolla Shores Planned District Ordinance and the Local Coastal Program. The project is not located between the nearest public road and the sea or shoreline.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1095576 and Coastal Development Permit No. 1037930 are hereby GRANTED by the Hearing Officer to the referenced Owners/Permittees, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1095576 and 1037930 a copy of which is attached hereto and made a part hereof.

Laura C. Black, AICP
Development Project Manager
Development Services

Adopted on: April 24, 2013
Internal Order No. 24003264

RECORDING REQUESTED BY
 CITY OF SAN DIEGO
 DEVELOPMENT SERVICES
 PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003264

SITE DEVELOPMENT PERMIT No. 1095576
 COASTAL DEVELOPMENT PERMIT No. 1037930
RICKARDS RESIDENCE - PROJECT NO. 296189 MMRP
Hearing Officer

This Site Development Permit No. 1095576 and Coastal Development Permit No. 1037930 are granted by the Hearing Officer of the City of San Diego to Paul J. Rickards and Enass N. Rickards, Trustees of the Ryan Alexander Jackson Trust dated April 14, 2003, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] sections 126.0504 and 126.0708. The 5,500 square-foot site is located at 8469 Paseo Del Ocaso in the Single-Family Zone of the La Jolla Shores Planned District (LJSPD-SF Zone), the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable 2 Area), the Parking Impact Overlay Zone (Beach Impact Area), the Residential Tandem Parking Overlay Zone within the La Jolla Community Plan and Local Coastal Program Area. The project site is legally described as: Lot 9, Block 29, La Jolla Shores Unit No. 3, according to Map No. 2061

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittees to demolish the existing two-story single family residence and one-story accessory structure and construct a two-story single family residence with attached two-car garage and roof deck described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 24, 2013, on file in the Development Services Department.

The project shall include:

- a. Demolition of the existing two-story single family residence and one-story accessory structure;
- b. Construction of a two-story, 3,870 square-foot, single family residence with an attached 537 square-foot two car garage and a 561 square-foot roof deck;
- c. Landscaping (planting, irrigation and landscape related improvements);

- d. Off-street parking;
- e. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption in accordance with Council Policy 900-14; and
- f. 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. This permit must be utilized by May 8, 2016.
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 Owners/Permittees shall secure all necessary building permits. The Owners/Permittees 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.

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 Owners/Permittees 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 Owners/Permittees shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(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 Owners/Permittees 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 Owners/Permittees of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owners/Permittees 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, Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees shall not be required to pay or perform any settlement unless such settlement is approved by Owners/Permittees.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 296189, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owners/Permittees shall comply with the MMRP as specified in Mitigated Negative Declaration No. 296189, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Historical Resources - Archaeology**ENGINEERING REQUIREMENTS:**

14. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

15. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

16. Prior to foundation inspection, the Owners/Permittees shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is consistent with Exhibit 'A', satisfactory to the City Engineer.

17. Prior to the issuance of building permits, the Owners/Permittees shall kill the existing water service at the main and construct a new current City Standard water service, to the satisfaction of the City Engineer.

18. Prior to the issuance of building permits, the Owners/Permittees shall assure, by permit and bond, to close the non-utilized portions of the two existing driveways with current City Standard curb, gutter and sidewalk, adjacent to the site on Paseo del Ocaso.

19. Prior to the issuance of building permits, the Owners/Permittees shall assure, by permit and bond, the construction of a new 12 ft wide driveway per current City Standards, adjacent to the site on Paseo del Ocaso.

20. Prior to the issuance of building permits, the Owners/Permittees shall assure, by permit and bond, to reconstruct the damaged portions of the sidewalk with current City Standard sidewalk,

maintaining the existing sidewalk scoring pattern and preserving any contractor's stamp, adjacent to the site on Paseo del Ocaso.

21. Prior to the issuance of construction permits, the Owners/Permittees shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
22. Prior to the issuance of construction permits, the Owners/Permittees 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.
23. Prior to the issuance of construction permits, the Owners/Permittees shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

24. The Owners/Permittees 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.
25. 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 Owners/Permittees.
26. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in accordance with Council Policy 900-14.
27. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

28. Prior to the issuance of building permits, the Owners/Permittees shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
29. Prior to the issuance of building permits, the Owners/Permittees shall assure, by permit and bond, the design and construction of all public water facilities, including services and meters, in

accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

30. Prior to the issuance of building permits, the Owners/Permittees shall assure, by permit and bond, the design and construction of all public sewer facilities are to be in accordance with established criteria in the most current City of San Diego Sewer Design Guide.

31. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

32. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities.

33. Prior to the issuance of building permits, the Owners/Permittees shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.

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 April 24, 2013, and Resolution No. HO-XXXX.

Coastal Development Permit No. 1037930
Site Development Permit No. 1095576
Date of Approval: April 24, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Laura C. Black, AICP
Development Project Manager

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

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

Paul J. Rickards
Owner/Permittee

By _____
Trustee,
The Ryan Alexander Jackson Trust

Enass N. Rickards
Owner/Permittee

By _____
Trustee,
The Ryan Alexander Jackson Trust

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

RESOLUTION NUMBER R- _____

ADOPTED ON April 24, 2013

WHEREAS, on October 9, 2012, Paul J. Rickards and Enass N. Rickards, Trustees of the Ryan Alexander Jackson Trust dated April 14, 2003, submitted an application to Development Services Department for a Site Development Permit and Coastal Development Permit for the Rickards Residence (Project); and

WHEREAS, the matter was set for public hearing to be conducted by the hearing Officer of the City of San Diego; and

WHEREAS, the issue was heard by the Hearing Officer on April 24, 2013; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 296189 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will

have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 9*2101. .

BE IT FURTHER RESOLVED, that Development Services Department is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By: _____
Laura C. Black, AICP
Development Project Manager

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

Site Development Permit No. 1095576
 Coastal Development Permit No. 1037930

RICKARDS RESIDENCE - PROJECT NO. 296189

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 296189 shall be made conditions of Site Development Permit No. 1095576 and Coastal Development Permit No. 1037930 as may be further described below.

MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP):**A. GENERAL REQUIREMENTS – PART I Plan Check Phase (prior to permit issuance)**

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its

cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants: **Qualified archaeologist monitor**

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant t is also required to call **RE and MMC at 858-627-3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 296189 and/or Environmental Document Number 296189, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency: **Not Applicable**

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

HISTORICAL RESOURCES

In order to avoid significant historical resources impacts, the following mitigation measures shall be implemented by the project applicant. Compliance with the mitigation measures shall be the responsibility of the applicant.

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions,

but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the appropriate construction documents.

- B. Letters of Qualification have been submitted to ADD
1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project.
 3. Prior to the start of work, the applicant must obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

- A. Verification of Records Search
1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
 3. The PI may submit a detailed letter to MMC requesting a reduction to the 1/4 mile radius.
- B. PI Shall Attend Precon Meetings
1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with

MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
 1. The Archaeological Monitor shall be present full-time during grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Native American monitor shall determine the extent of their presence during construction related activities based on the AME and provide that information to the PI and MMC. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.
 2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered may reduce or increase the potential for resources to be present.
 3. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to

the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI and Native American monitor shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and the following procedures as set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS).
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical

- Examiner in consultation with the PI concerning the provenience of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains ARE determined to be Native American
1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with the California Public Resource and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains shall be determined between the MLD and the PI, IF:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner.
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment

measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

- D. If Human Remains are NOT Native American
1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner and the Museum of Man.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries - In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries - All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains.
 - c. Potentially Significant Discoveries - If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation - The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. THIS WOULD ALSO REQUIRE THE INCLUSION OF ALL PRIOR ARCHAEOLOGICAL WORK CONDUCTED WHERE MATERIALS WERE COLLECTED IN 1996 AND 2003 BY BFS.A. REFER TO HISTORICAL RESOURCES (CULTURAL

RESOURCES/CURATION AND FINAL REPORT PREPARATION OF PREVIOUS ARCHAEOLOGICAL WORK CONDUCTED MMRP CONIDTION). This shall be completed in consultation with MMC and the Native American representative, as applicable:

2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.



P.O. BOX 889
LA JOLLA
CALIFORNIA 92038

LA JOLLA COMMUNITY PLANNING ASSOCIATION

P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900

<http://www.LaJollaCPA.org> Email: Info@LaJollaCPA.org

Regular Meeting – 06 December 2012

Attention: Laura Black, PM
City of San Diego

Project: Rickards Residence
8469 Paseo del Ocaso
PN: 296189

Motion: The findings can be made for an SDP and CDP based on plans dated October 8, 2012 and modified at November 27 PRC meeting to reduce curb cut to 12 feet. 6-1-2 **Vote: 13-0-1**

06 December 2012

Submitted by: Tony Crisafi, President
La Jolla CPA

Date



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title

RICKARDS RESIDENCE

Project No. For City Use Only

296189

Project Address:

8469 PASEO DEL OCASO, LA JOLLA, CA 92037

Part I - To be completed when property is held by Individual(s) N/A

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit; all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

PROJECT NAME:

Project No. (For City Use Only)

296189

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability or General What State? CA Corporate Identification No. _____
 Partnership Trust Dated April 14, 2003

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached Yes No

Corporate/Partnership Name (type or print):
Ryan Alexander Jackson Trust
 Owner Tenant/Lessee Trustee
 Street Address:
8469 Paseo del Ocaso
 City/State/Zip:
La Jolla CA 92037
 Phone No. Fax No.
858 554-1181
 Name of Corporate Officer/Partner (type or print):
Paul J. Rickards
 Title (type or print):
Trustee
 Signature: [Signature] Date: 10/1/12

Corporate/Partnership Name (type or print):
Ryan Alexander Jackson Trust
 Owner Tenant/Lessee Trustee
 Street Address:
8469 Paseo del Ocaso
 City/State/Zip:
La Jolla CA 92037
 Phone No. Fax No.
858-554-1181
 Name of Corporate Officer/Partner (type or print):
Enass N. Rickards
 Title (type or print):
Trustee
 Signature: [Signature] Date: 10-1-12

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee
 Street Address:
 City/State/Zip:
 Phone No. Fax No.
 Name of Corporate Officer/Partner (type or print):
 Title (type or print):
 Signature: _____ Date: _____

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee
 Street Address:
 City/State/Zip:
 Phone No. Fax No.
 Name of Corporate Officer/Partner (type or print):
 Title (type or print):
 Signature: _____ Date: _____

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee
 Street Address:
 City/State/Zip:
 Phone No. Fax No.
 Name of Corporate Officer/Partner (type or print):
 Title (type or print):
 Signature: _____ Date: _____

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee
 Street Address:
 City/State/Zip:
 Phone No. Fax No.
 Name of Corporate Officer/Partner (type or print):
 Title (type or print):
 Signature: _____ Date: _____



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other

Project Title

Project No. For City Use Only

RICKARDS RESIDENCE

296189

Project Address:

8469 PASEO DEL OCASO. LA JOLLA, CA 92037

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):

PAUL RICKARDS

Owner Tenant/Lessee Redevelopment Agency

Street Address:

8469 PASEO DEL OCASO

City/State/Zip:

LA JOLLA, CA 92037

Phone No:

858-750-3469

Fax No:

-

Signature:

Date:

9/10/12

Name of Individual (type or print):

ENASS RICKARDS

Owner Tenant/Lessee Redevelopment Agency

Street Address:

8469 PASEO DEL OCASO

City/State/Zip:

LA JOLLA, CA 92037

Phone No:

858-750-3469

Fax No:

-

Signature:

Date:

9/10/12

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

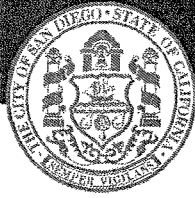
Fax No:

Signature:

Date:

DEVELOPMENT SERVICES
Project Chronology
Rickards Residence – Project No. 296189

Date	Action	Description	City Review Time (Working Days)	Applicant Response (Working Days)
10/09/2012	First Submittal	Project Deemed Complete		
11/02/2012	First Assessment Letter		18 days	
01/11/2013	Second Submittal			42 days
01/29/2013	Second Assessment Letter		11 days	
02/06/2013	Environmental Determination – Mitigated Negative Declaration (MND)		6 days	
02/27/2013	Environmental Determination – Draft Mitigated Negative Declaration (public review starts)		13 days	
03/22/2013	Environmental Determination – Final Mitigated Negative Declaration		17 days	
04/24/2013	Hearing Officer - Public Hearing		22 days	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	87 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		42 days
TOTAL PROJECT RUNNING TIME			129 days	



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 10, 2013

NOTICE OF PUBLIC HEARING HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	April 24, 2013
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	Site Development Permit (SDP) and Coastal Development Permit (CDP), Mitigated Negative Declaration - PROCESS THREE
PROJECT NO:	<u>296189</u>
PROJECT NAME:	<u>RICKARDS RESIDENCE</u>
APPLICANT:	Rebecca Marquez, Golba Architecture
COMMUNITY PLAN AREA:	La Jolla
COUNCIL DISTRICT:	District One
CITY PROJECT MANAGER:	Laura C. Black, Development Project Manager
PHONE NUMBER/E-MAIL:	619.236.6327 / lblack@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Site Development Permit and Coastal Development permit for the demolition of the existing two-story single family residence and one-story accessory structure and the construction of a two-story, 3,870 square-foot, single family residence with an attached 537 square-foot two car garage and a 561 square-foot roof deck. The 5,500 square-foot site is located at 8469 Paseo Del Ocaso in the Single-Family Zone of the La Jolla Shores Planned District (LJSPD-SF Zone), the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable 2 Area), the Parking Impact Overlay Zone (Beach Impact Area), the Residential Tandem Parking Overlay Zone within the La Jolla Community Plan and Local Coastal Program Area.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at

1222 First Avenue, 3rd Floor, San Diego, CA 92101

The decision made by the Planning Commission is the final decision by the City.

The final decision by the City of San Diego is not appealable to the California Coastal Commission. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24003264