

REPORT TO THE HEARING OFFICER

HEARING DATE:	June 12, 2013	REPORT NO. HO 13- 048
ATTENTION:	Hearing Officer	
SUBJECT:	LAI RESIDENCE EOT PTS PROJECT NUMBER - 278685	
LOCATION:	2037 Torrey Pines Road	
APPLICANT:	Ms. Grace Lai, Owner (ATTACHM Associates, Architect / Consultant	ENT 12) / Mr. Gary Cohn, Cohn and

SUMMARY

<u>Issue:</u> Should the Hearing Officer approve an Extension of Time to previously approved Coastal Development Permit Nos. 40871, 51302, Site Development Permit Nos. 40872, 51303 and Lot Line Adjustment Parcel Map No. 165689 to permit an adjustment between two legal adjoining lots in order to partially demolish existing improvements and remodel and add to an existing single-family residence and to construct a new single-family residence on the rear lot within the La Jolla Community Plan area?

Staff Recommendation - APPROVE Extension of Time Nos. 979049 and 1130248.

<u>Community Planning Group Recommendation</u> – On August 2, 2012, the La Jolla Community Planning Association voted 14-0-1 to recommend approval of this proposed Extension of Time. There were no condition(s) as part of this recommendation.

Environmental Review: The Extension of Time would allow the permittee an additional three years in which to act upon the previously approved Coastal Development Permit Nos. 40871, 51302, Site Development Permit Nos. 40872, 51303 and Lot Line Adjustment Parcel Map No. 165689. Pursuant to CEQA Section 15378(c) the term project refers to the activity which is being approved and which may be subject to several discretionary approvals by governmental agencies. The project does not mean each separate governmental approval; therefore, this action would not constitute a separate project under CEQA. The previous action was to approve an adjustment between two legal adjoining lots in order to partially demolish existing improvements and remodel and add to an existing single-family residence and to construct a new single-family residence on the rear lot which included the certification of Negative Declaration No. 17873, by the Hearing Officer on October 5, 2005.

BACKGROUND

On October 5, 2005, the Hearing Officer approved Coastal Development Permit Nos. 40871, 51302, Site Development Permit Nos. 40872, 51303 and Lot Line Adjustment Parcel Map No. 165689, Project No. 17873, known as the "Lai Residences" (Lai I and Lai II). The Hearing Officer's decision was appealed to Planning Commission. On January 12, 2006, the Planning Commission continued the hearing indefinitely in order to allow the applicant to resolve a drainage dispute with an adjacent neighbor, the appellant. The neighbor's appeal was withdrawn on May 15, 2008, which was reviewed by the City Attorney's Office and accepted. Under these circumstances, the Attorney's Office determined that the effective date for the permit approval became the date the withdraw was accepted on, May 15, 2008. The permit was set to expire May 15, 2012, which included a one year "Automatic Extension", which was an interim ordinance adopted by City Council in effect during a down turn in the economy. On May 3, 2012, the applicant applied for an Extension of Time. The project site is located at 2037 Torrey Pines Road, in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation and the Beach Parking Impact Overlay Zones and within the La Jolla Community Plan area.

DISCUSSION

The present application is requesting an Extension of Time to the previously approved Lai Residences project. The time allowed in the original development permit to construct the Lai Residences project has expired. No changes to the originally approved project are proposed.

The project begins with the request to demolish the 418 square-foot, two-car garage attached to the existing 1,781 square-foot single-family residence on the Lai I site. This garage is at the rear of the residence adjacent to the vacant Lai II site to the rear. In order to enhance the development potential of this site, a Lot-Line Adjustment Parcel Map is proposed to increase the Lai II site from 7,694 square-feet to 10,053 square-feet and decrease the size of the Lai I site from 12,247 square-feet to 9,888 square-feet.

The Lai I site is proposed for a new three-car, 677 square-foot garage attached to a two-story, 1,196 square-foot guest quarters on the portion of the site closest to Torrey Pines Road.

The Lai II site is proposed for a new three-story, 4,295 square-foot single-family residence with an attached two-car garage. This structure would be built into the hillside and a appear as a one and a half story structure from the south while three-stories from the other three plan views. The front elevation on the north would be screened by the existing residence and new construction. This site is accessed by a private driveway easement across the Lai I site with both sites accessing Torrey Pines Road near the Roseland intersection for off-street parking.

Grading to accommodate these developments consists of 700 cubic yards of cut to a maximum depth of 16-feet and 100 cubic yards of fill to a depth of 2 and $\frac{1}{2}$ -feet with the balance of 600 cubic yards exported. Retaining walls, decorative stonework, landscaping and brush

management either compliment or are required to allow this development to be accomplished on this site.

CONCLUSION

Staff has reviewed the proposed Extension of Time and determined the project would not place adjacent residents of the proposed development, or immediate community, in a condition dangerous to their health or safety. In addition, the project would comply with all state and federal laws without any new conditions being added to the approval. Staff has provided draft findings supporting EOT approvals (ATTACHMENTS 6 & 7). Staff recommends the Hearing Officer approve the proposed Extension of Time permits as proposed (ATTACHMENTS 8 & 9).

ALTERNATIVE

- 1. Approve Extension of Time Nos. 979049 and 1130248, with modifications.
- 2. Deny Extension of Time Nos. 979049 and 1130248, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Glenn R. Gargas, 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 (Full set of plans to the Hearing Officer)
- 6. Draft EOT No. 979049 Resolution with Findings
- 7. Draft EOT No. 1130248 Resolution with Findings
- 8. Draft EOT No. 979049 Permits with Conditions
- 9. Draft EOT No. 1130248 Permits with Conditions
- 10. Copy of Recorded (existing) Permits
- 11. Community Planning Group Recommendation
- 12. Ownership Disclosure Statement
- 13. Copy of Public Notice





Aerial Photo LAI RESIDENCE EOT – 2037 TORREY PINES ROAD PROJECT NO. 278685

North





PROJ	ECT DATA S	HEET	
PROJECT NAME:	Lai Residences (Lai I) –	EOT No. 979049	
PROJECT DESCRIPTION:		Demo existing garage and construct a new 3-car garage and attached 2-story guest house on site with existing single- family residence	
COMMUNITY PLAN AREA:	La Jolla Shores Planned District/La Jolla Community Plan		
DISCRETIONARY ACTIONS:	Extension of Time		
COMMUNITY PLAN LAND Single-Family Residential USE DESIGNATION:		al	
	ZONING INFORMATIO	DN:	
ZONE: SF	: (Single-Family residentia	l)	
HEIGHT LIMIT: 30-Foot maximum height limit/30-feet requested			
LOT SIZE: 9,8	88 square-foot with lot-lin	ne adjustment	
FLOOR AREA RATIO: No	ne specified. 60% lot cov	erage maximum/31.6% proposed	
FRONT SETBACK: Nei	ighborhood standard/13.5-	feet proposed	
SIDE SETBACK: 4-	feet required/5-feet propos	sed	
STREETSIDE SETBACK: N/A	A		
	ighborhood standard/14-fe	eet proposed	
PARKING: 3 p	arking spaces required.		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE	
NORTH:	Single-Family Residential; SF	Single-family residential	
SOUTH:	Single-Family Residential; SF	Single-family residential	
EAST:	Single-Family Residential; SF	Single-family residential	
WEST:	Single-Family Residential; SF	Single-family residential	
DEVIATIONS OR None VARIANCES REQUESTED:			

COMMUNITY PLANNING	On August 2, 2012, the La Jolla Community Planning
GROUP	Association recommended approval of the Extension of
RECOMMENDATION:	Time by a vote of 14-0-1.

PROJ	ECT DATA SI	HEET
PROJECT NAME:	Lai Residences (Lai II) -	EOT No. 1130248
PROJECT DESCRIPTION:	Construct a new 3-story first level.	residence with enclosed parking on
COMMUNITY PLAN AREA:	La Jolla Shores Planned District/La Jolla Community Pla	
DISCRETIONARY ACTIONS:	Extension of Time.	
COMMUNITY PLAN LAND Single-Family Residential USE DESIGNATION:		al
	ZONING INFORMATIC	<u>DN:</u>
ZONE: SF	: (A Single-Family residen	tial zone)
HEIGHT LIMIT: 30-	Foot maximum height lim	it/30-feet proposed
LOT SIZE: 10,	053 square-feet after lot-li	ne adjustment
FLOOR AREA RATIO: No	ne specified. 60% maximu	im lot coverage/11.7% proposed
FRONT SETBACK: Nei	ighborhood standard/14.5-	feet proposed
SIDE SETBACK: 4 fe	eet/0.4-feet proposed	
STREETSIDE SETBACK: N/A	4	
	ighborhood standard/20-fe	et proposed
PARKING: 2 p	arking spaces required.	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	C' 1 D '1	
NOKIH:	Single-Family Residential; SF	Single-Family Residential
SOUTH:		Single-Family Residential Single-Family Residential
	Residential; SF Single-Family	
SOUTH:	Residential; SF Single-Family Residential; SF Single-Family	Single-Family Residential
SOUTH: EAST:	Residential; SF Single-Family Residential; SF Single-Family Residential; SF Single-Family	Single-Family Residential Single-Family Residential

GROUP	Association voted 14-0-1 to recommend approval of this	
RECOMMENDATION:	Extension of Time.	



HEARING OFFICER RESOLUTION NO. EXTENSION OF TIME NO. 979049 EXTENSION OF TIME TO COASTAL DEVELOPMENT PERMIT NO. 40871, SITE DEVELOPMENT PERMIT NO. 40872 AND LOT LINE ADJUSTMENT PARCEL MAP NO. 165689 LAI RESIDENCE EOT - PROJECT NO. 278685

WHEREAS, Mrs. Grace W. Lai, Owner/Permittee, filed an application with the City of San Diego for a three-year Extension of Time to Coastal Development Permit No. 40871, Site Development Permit No. 40872 and Lot Line Adjustment Parcel Map No. 165689 for the demolition of portions of an existing single-family residence and construction of a new garage and guest quarters. The project site is located at 2037 Torrey Pines Road, in the SF Zone of the La Jolla Shores Planned District, Coastal Zone (non-appealable), Coastal Height Limitation and Beach Parking Impact Overlay Zones and within the La Jolla Community Planning area. The property is legally described as a Portion of Pueblo Lot No. 1286; and

WHEREAS, all associated permits shall conform to the previously approved Exhibit "A" and conditions on file with the Development Services Department pursuant to Coastal Development Permit No. 40871, Site Development Permit No. 40872 and Lot Line Adjustment Parcel Map No. 165689 for Project No. 17873, with the exception of the expiration date; and

BE IT FURTHER RESOLVED, by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Extension of Time No. 979049, for Coastal Development Permit No. 40871, Site Development Permit No. 40872 and Lot Line Adjustment Parcel Map No. 165689:

Site Development Permit No. 40872 Extension of Time:

1. The project as originally approved and without any new conditions would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health or safety.

The project proposes no changes to the approved Site Development Permit for development within the La Jolla Shores Planned District and Lot Line Adjustment Parcel Map for development of this site for the demolition of portions of an existing single-family residence and construction of a new garage and guest quarters. The proposed new remodeled residence, garage and guest quarters is to be located within the disturbed portion of the existing development. The Environmental Analysis Section of the City of San Diego, as lead agency, determined that the proposed project would not have a significant environmental effect, a Negative Declaration, Project No. 17873 was prepared in accordance with the California Environmental Quality Act. This environmental analysis did consider potential negative impacts to public health, safety and welfare with no negative impacts found or identified. The project as originally approved for the demolition of portions of an existing single-family residence and construction of a new garage and guest quarters would therefore not place the occupants of the proposed development or the immediate community in a condition dangerous to their health and safety.

2. No new condition is required to comply with state or federal law.

The project proposes no changes to the approved Site Development Permit and Lot Line Adjustment for re-development of this site to demolish portions of an existing single-family residence. The project proposes to demolish an existing 418 square foot garage, construction of a new 677 square-foot, three-car garage, a new 1,196 square-foot, two-story guest quarters attached to the garage and maintenance of the existing 1,781 square-foot residence on the site. No new conditions were required to comply with state or federal law.

Coastal Development Permit No. 40871 Extension of Time:

1. The project as originally approved would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health and safety.

The project proposes no changes to the approved Coastal Development Permit and Lot Line Adjustment Parcel Map for development of this site for the demolition of portions of an existing single-family residence and construct a new garage and guest quarters. The proposed new remodeled residence, garage and guest quarters is to be located within the disturbed portion of the existing development. The Environmental Analysis Section of the City of San Diego, as lead agency, determined that the proposed project would not have a significant environmental effect, a Negative Declaration, Project No. 17873 was prepared in accordance with the California Environmental Quality Act. This environmental analysis did consider potential negative impacts to public health, safety and welfare with no negative impacts found or identified. The project as originally approved for the demolition of portions of an existing single-family residence and construction of a new garage and guest quarters would therefore not place the occupants of the proposed development or the immediate community in a condition dangerous to their health and safety.

2. There are no changed circumstances which would affect the project's consistency with the Local Coastal Program.

The proposed development for the demolition of portions of an existing single-family residence and construction of a new garage and guest quarters is located on a site which has a Very Low Density Residential land use designation, which allows for residential development at a density of 0-5 dwelling units per net acre. The Environmental Analysis Section of the City of San Diego, as lead agency, determined that the proposed project would not have a significant environmental effect, a Negative Declaration, Project No. 17873 was prepared in accordance with the California Environmental Quality Act. The project design was also determined to be in compliance with all of the applicable development regulations, primarily those of the SF Zone of the La Jolla Shores Planned District, the Coastal Overlay Zone and the Environmentally Sensitive Lands Regulations. The project site is not located on or adjacent to any public views as identified within the La Jolla Community Plan and Local Coastal Program Land Use Plan. Due to these factors the proposed re-development of this site for the remodeled residence, garage and guest quarters was found to be consistent and in compliance with the City of San Diego adopted La Jolla Community Plan and the certified Local Coastal Program Land Use Plan. There has been no change in circumstance, therefore the reviewing City Staff found this proposed project still in compliance with the Local Coastal Program.

3. No new condition is required to comply with state or federal law.

The project proposes no changes to the approved Coastal Development Permit and Lot Line Adjustment for re-development of this site to demolish portions of an existing single-family residence. The project proposes to demolish existing 418 square foot garage, construction of a new 677 square-foot, three-car garage, a new 1,196 square-foot, two-story guest quarters attached to the garage and maintenance of the existing 1,781 square-foot residence on the site. No new conditions are required to comply with state or federal law.

The above findings are supported by the minutes and exhibits, all of which are herein incorporated by reference; and

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Extension of Time No. 979049 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Extension of Time No. 979049, a copy of which is attached hereto and made a part hereof.

PASSED AND ADOPTED BY THE HEARING OFFICER OF THE CITY OF SAN DIEGO, CALIFORNIA, ON JUNE 12, 2013.

By

Glenn R. Gargas Development Project Manager Development Services Department

23421982

HEARING OFFICER RESOLUTION NO. EXTENSION OF TIME NO. 1130248 EXTENSION OF TIME TO COASTAL DEVELOPMENT PERMIT NO. 51302, SITE DEVELOPMENT PERMIT NO. 51303 AND LOT LINE ADJUSTMENT PARCEL MAP NO. 165689 LAI RESIDENCE EOT - PROJECT NO. 278685

WHEREAS, Mrs. Grace W. Lai, Owner/Permittee, filed an application with the City of San Diego for a three-year Extension of Time to Coastal Development Permit No. 51302, Site Development Permit No. 51303 and Lot Line Adjustment Parcel Map No. 165689 for the construction of a new single-family residence on a vacant lot. The project site is located on a vacant lot directly behind 2037 Torrey Pines Road (APN 346-523-1900), in the SF Zone of the La Jolla Shores Planned District, Coastal Zone (non-appealable), Coastal Height Limitation and Beach Parking Impact Overlay Zones and within the La Jolla Community Planning area. The property is legally described as a Portion of Pueblo Lot No. 1286; and

WHEREAS, all associated permits shall conform to the previously approved Exhibit "A" and conditions on file with the Development Services Department pursuant to Coastal Development Permit No. 51302, Site Development Permit No. 51303 and Lot Line Adjustment Parcel Map No. 165689 for Project No. 17873, with the exception of the expiration date; and

BE IT FURTHER RESOLVED, by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Extension of Time No. 1130248, for Coastal Development Permit No. 51302, Site Development Permit No. 51303 and Lot Line Adjustment Parcel Map No. 165689:

Site Development Permit No. 51303 Extension of Time:

1. The project as originally approved and without any new conditions would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health or safety.

The project proposes no changes to the approved Site Development Permit located within the La Jolla Shores Planned District for development of this site for the construction of a new single-family residence on a vacant lot. The proposed new residence is to be located within the disturbed portion of the property directly adjacent to existing development. The Environmental Analysis Section of the City of San Diego, as lead agency, determined that the proposed project would not have a significant environmental effect, a Negative Declaration, Project No. 17873 was prepared in accordance with the California Environmental Quality Act. This environmental analysis did consider potential negative impacts to public health, safety and welfare with no negative impacts found or identified. The proposed construction of a single family residence on a vacant lot as originally approved would therefore not place the occupants of the proposed development or the immediate community in a condition dangerous to their health and safety.

2. No new condition is required to comply with state or federal law.

The project proposes no changes to the approved Site Development Permit and Lot Line Adjustment Parcel Map for the construction of a single-family residence on a vacant lot. The project proposes construction of a new 4,790 square-foot, three-story, single family residence with an attached garage on an existing vacant lot. No new conditions are required to comply with state or federal law.

Coastal Development Permit No. 51302 Extension of Time:

1. The project as originally approved would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health and safety.

The project proposes no changes to the approved Coastal Development Permit for development of this site for the construction of a new single-family residence on a vacant lot. The proposed new residence is to be located within the disturbed portion of the property directly adjacent to existing development. The Environmental Analysis Section of the City of San Diego, as lead agency, determined that the proposed project would not have a significant environmental effect, a Negative Declaration, Project No. 17873 was prepared in accordance with the California Environmental Quality Act. This environmental analysis did consider potential negative impacts to public health, safety and welfare with no negative impacts found or identified. The proposed construction of a single family residence on a vacant lot as originally approved would therefore not place the occupants of the proposed development or the immediate community in a condition dangerous to their health and safety.

2. There are no changed circumstances which would affect the project's consistency with the Local Coastal Program.

The proposed development to construct a single-family residence on a vacant lot is located on a site which has a Very Low Density Residential land use designation, which allows for residential development at a density of 0-5 dwelling units per net acre. The Environmental Analysis Section of the City of San Diego, as lead agency, determined that the proposed project would not have a significant environmental effect, a Negative Declaration, Project No. 17873 was prepared in accordance with the California Environmental Quality Act. The project design was also determined to be in compliance with all of the applicable development regulations, primarily those of the SF Zone of the La Jolla Shores Planned District, the Coastal Overlay Zone and the Environmentally Sensitive Lands Regulations. The project site is not located on or adjacent to any public views as identified within the La Jolla Community Plan and Local Coastal Program Land Use Plan. Due to these factors the proposed construction of a new single-family residence on a vacant lot was found to be consistent and in compliance with the City of San Diego adopted La Jolla Community Plan and the certified Local Coastal Program Land Use Plan. There has been no change in circumstance, therefore the reviewing City Staff found this proposed project still in compliance with the Local Coastal Program.

3. No new condition is required to comply with state or federal law.

The project proposes no changes to the approved Coastal Development Permit, Site Development Permit and Lot Line Adjustment Parcel Map for the construction of a single-family residence on a vacant lot. The project proposes construction of a new 4,790 square-foot, three-story, single family residence with an attached garage on an existing vacant lot. No new conditions were required to comply with state or federal law.

The above findings are supported by the minutes and exhibits, all of which are herein incorporated by reference; and

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Extension of Time No. 1130248 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Extension of Time No. 1130248, a copy of which is attached hereto and made a part hereof. PASSED AND ADOPTED BY THE HEARING OFFICER OF THE CITY OF SAN DIEGO, CALIFORNIA, ON JUNE 12, 2013.

By

Glenn R. Gargas Development Project Manager Development Services Department

23421982

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

JOB ORDER NUMBER: 23421982

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EXTENSION OF TIME NO. 979049 EXTENSION OF TIME TO COASTAL DEVELOPMENT PERMIT NO. 40871, SITE DEVELOPMENT PERMIT NO. 40872 AND LOT LINE ADJUSTMENT PARCEL MAP NO. 165689 LAI RESIDENCE EOT – PROJECT NO. 278685 HEARING OFFICER

This Extension of Time No. 979049 is a three-year Extension of Time to previously approved Coastal Development Permit No. 40871, Site Development Permit No. 40872 and Lot Line Adjustment Parcel Map No. 165689 is hereby granted by the Hearing Officer of the City of San Diego to Grace W. Lai, Owner/Permittee, pursuant to San Diego Municipal Code Section 126.0111. The 0.22-acre site is located at 2037 Torrey Pines Road, in the SF Zone of the La Jolla Shores Planned District, Coastal Zone (non-appealable), Coastal Height Limitation, Beach Parking Impact Overlay Zones and within the La Jolla Community Planning area. The property is legally described as a portion of Pueblo Lot No. 1286;

Subject to the terms and conditions set forth in this Permit, and previously approved Coastal Development Permit No. 40871, Site Development Permit No. 40872 and Lot Line Adjustment Parcel Map No. 165689, permission is granted to the Owners/Permittee to demolish portions of an existing single-family residence and construct a new garage and guest quarters, described and identified by size, dimension, quantity, type, and location on the previously approved exhibits [Exhibit "A"] and conditions on file in the Development Services Department. The original project Coastal Development Permit No. 40871, Site Development Permit No. 40872 and Lot Line Adjustment Parcel Map No. 165689, approved by the Hearing Officer on October 5, 2005, which was appealed to Planning Commission and then withdrawn by the appellant on May 15, 2008, which was determined to be the permits effective date, is hereby extended as indicated within this permit until May 15, 2015.

The project shall include:

a. A three year extension of time for the previously approved Coastal Development Permit No. 40871, Site Development Permit No. 40872 and Lot Line Adjustment Parcel Map No. 165689, Project No. 17873.

STANDARD REQUIREMENTS:

1. This permit must be utilized prior to May 15, 2015, which does not exceed thirty-six (36) months from the expiration date of the original permit. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit.

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. No further Extension of Time may be granted pursuant to SDMC Section 126.0111(a).

4. Construction plans shall be in substantial conformity to Exhibit "A," per the previously approved Exhibits and conditions on file with Development Services for Coastal Development Permit No. 40871, Site Development Permit No. 40872, Lot Line Adjustment Parcel Map No. 165689, Project No. 17873, Recorded with the County of San Diego Recorder on April 29, 2009, Document No. 2009-0222456, with the exception of the expiration dates. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

5. 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].

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 development 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 §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 June 12, 2013, by Resolution No. _____.

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

JOB ORDER NUMBER: 23421982

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EXTENSION OF TIME NO. 1130248 EXTENSION OF TIME TO COASTAL DEVELOPMENT PERMIT NO. 51302, SITE DEVELOPMENT PERMIT NO. 51303 AND LOT LINE ADJUSTMENT PARCEL MAP NO. 165689 LAI RESIDENCE EOT – PROJECT NO. 278685 HEARING OFFICER

This Extension of Time No. 1130248 is a three-year Extension of Time to previously approved Coastal Development Permit No. 51302, Site Development Permit No. 51303 and Lot Line Adjustment Parcel Map No. 165689 is hereby granted by the Hearing Officer of the City of San Diego to Grace W. Lai, Owner/Permittee, pursuant to San Diego Municipal Code Section 126.0111. The 10,053 square-foot site abuts (directly behind) the lot addressed as 2037 Torrey Pines Road. The project site is a vacant lot located directly behind 2037 Torrey Pines Road (APN 346-523-1900), in the SF Zone of the La Jolla Shores Planned District, Coastal Zone (non-appealable), Coastal Height Limitation, Beach Parking Impact Overlay Zones and within the La Jolla Community Planning area. The property is legally described as a portion of Pueblo Lot No. 1286;

Subject to the terms and conditions set forth in this Permit, and previously approved Coastal Development Permit No. 51302, Site Development Permit No. 51303 and Lot Line Adjustment Parcel Map No. 165689, permission is granted to the Owners/Permittee to construct a new single-family residence on a vacant lot, described and identified by size, dimension, quantity, type, and location on the previously approved exhibits [Exhibit "A"] and conditions on file in the Development Services Department. The original project Coastal Development Permit No. 51302, Site Development Permit No. 51303 and Lot Line Adjustment Parcel Map No. 165689, approved by the Hearing Officer on October 5, 2005, which was appealed to Planning Commission and then withdrawn by the appellant on May 15, 2008, which was determined to be the permit's effective date, is hereby extended as indicated within this permit until May 15, 2015.

The project shall include:

a. A three year extension of time for the previously approved Coastal Development Permit No. 51302, Site Development Permit No. 51303 and Lot Line Adjustment No. 165689, Project No. 17873.

STANDARD REQUIREMENTS:

1. This permit must be utilized prior to May 15, 2015, which does not exceed thirty-six (36) months from the expiration date of the original permit. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit.

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. No further Extension of Time may be granted pursuant to SDMC Section 126.0111(a).

4. Construction plans shall be in substantial conformity to Exhibit "A," per the previously approved Exhibits and conditions on file with Development Services for Coastal Development Permit No. 51302, Site Development Permit No. 51303, Lot Line Adjustment Parcel Map No. 165689, Project No. 17873, Recorded with the County of San Diego Recorder on April 29, 2009, Document No. 2009-0222457, with the exception of the expiration dates. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

5. 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].

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 development 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 §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 June 12, 2013, by Resolution No._____.

THE ORIGINAL OF THIS DOCUMENT WAS RECORDED ON APR 29, 2009 DOCUMENT NUMBER 2009-0222456 DAVID L. BUTLER, COUNTY RECORDER SAN DIEGO COUNTY RECORDER'S OFFICE TIME: 9:16 AM

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

WHEN RECORDED MAIL TO PERMIT INTAKE MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-1982

COASTAL DEVELOPMENT PERMIT NO. 40871 SITE DEVELOPMENT PERMIT NO. 40872 LOT-LINE ADJUSTMENT PARCEL MAP NO. 165689 LAI RESIDENCES (LAI I) – PROJECT NO. 17873 HEARING OFFICER

This Coastal Development Permit No. 40871, Site Development Permit No. 40872 and Lot-Line Adjustment Parcel Map No. 165689, is granted by the Hearing Officer of the City of San Diego to Grace Lai, an Individual, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 125.0301, 126.0501 and 126.0701. The 9,888 square-foot site is located at 2037 Torrey Pines Road in the SF (Single-Family) zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable area), Coastal Height Limit, Beach Parking Impact Overlay Zone, and within the boundaries of the La Jolla Community Plan. The project site is legally described as a Portion of Pueblo Lot No. 1286.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish portions of an existing single-family residence and construct a new garage and guest quarters, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated May 15, 2008, on file in the Development Services Department.

The project or facility shall include:

- a. The demolition of an existing 418 square-foot garage, construction of a new 677 square-foot, three-car garage, a new 1,196 square-foot, two-story guest quarters attached to the garage and the maintenance of the existing 1,781 square-foot residence on the site; and
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking facilities;

- d. A Lot-Line Adjustment Map to decrease the size of this parcel from 12,247 square-feet to 9,888 square-feet; and
- e. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the 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 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. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the City Manager.

4. This Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

5. The utilization and 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 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 applicant is informed that to secure these permits, substantial modifications to the building and site

improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

8. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," on file in the Development Services Department. No changes, modifications or alterations shall be made 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 have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that 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. This Permit shall become effective with recordation of the corresponding Lot-Line Adjustment Parcel Map for and approval of the project site.

11. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action following all appeals.

ENGINEERING/FIRE REQUIREMENTS:

12. In-lieu of providing Fire Department access, the single-family residence and garage shall be equipped with a residential fire sprinkler system, satisfactory to the Fire Marshal.

13. Prior to building occupancy, the applicant shall conform to Section 62.0203 of the Municipal Code, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the permit-issuing authority.

14. The drainage system proposed for this development, as shown on the approved plans, is subject to approval by the City Engineer.

15. Prior to the issuance of any building permits, the applicant shall obtain a bonded grading permit from the City Engineer for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

16. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the closure of the existing driveway on Torrey Pines Road with restoration to full-height curb and gutter, and the installation of a 24-foot driveway, 35 feet of 6" PVC drain pipe and a D-25 curb outlet in the right-of-way of Torrey Pines Road. This work shall be shown on the grading plan and included in the grading permit.

17. Prior to the issuance of any building permits, the applicant shall process a lot line adjustment parcel map, satisfactory to the City Engineer.

18. Prior to the issuance of any building permits, the applicant shall obtain an Encroachment Maintenance and Removal Agreement, from the City Engineer, for a non-standard driveway, a non-standard slope between the property line and the curb, landscaping and a D-25 curb outlet in Torrey Pines Road.

19. Prior to the issuance of any construction permits, the applicant shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

20. Prior to the issuance of any construction permits, the applicant 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.

21. Prior to the issuance of any construction permit, the applicant shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.

22. Prior to the issuance of any construction permit the Applicant shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report.

LANDSCAPE REQUIREMENTS:

23. 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.'

24. 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."

25. 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.

26. 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.

27. The Permittee or subsequent Owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Landscape Standards.

28. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager within 30 days of damage or Final Inspection.

PLANNING/DESIGN REQUIREMENTS:

29. No fewer than three (3) off-street parking spaces (two for the residence and 1 for guests) shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A," on file in the Development Services Department. Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the City Manager.

30. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

31. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this Permit.

32. 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 Permittee.

33. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

34. No building additions, including patio covers, shall be permitted unless approved by the City Manager.

35. 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.

36. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.

37. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.

WASTEWATER REQUIREMENTS:

38. All proposed public sewer facilities are to be designed and constructed in accordance with established criteria in the most current City of San Diego sewer design guide.

39. All proposed private 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.

40. The developer shall grant adequate easement for that portion of the existing public sewer main that falls within the boundaries of this development according to the requirements of chapter 3 of the latest edition of the City Sewer Design Guide.

41. No structures or landscaping, including private sewer facilities and enhanced paving, shall be installed in or over any easement prior to the applicant obtaining an Encroachment Maintenance and Removal Agreement.

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

43. By means of calculation, the developer shall show that the additional fill on top of the existing public sewer main has no adverse effect on the structural integrity of the sewer pipe. If it does, the developer shall replace the pipe by a stronger one or seek other remedies satisfactory to Metropolitan Wastewater Director. These issues shall be rectified at the time of plan check by the wastewater section.

INFORMATION ONLY:

Any party, on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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.

APPROVED by the Hearing Officer of the City of San Diego on October 5, 2005, Resolution No. HO-5130. Hearing Officer Decision was appealed to Planning Commission. On January 12, 2006, the Planning Commission continued this item indefinitely in order to resolve the drainage issue with the appellant. On May 15, 2008 the City accepted a withdraw of the appeal made by the appellant.

Permit Type/PTS Approval No.: CDP No. 40871 SDP No. 40872 & LLA PM No. 165689 Date of Approval: May 15, 2008

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Glenn R. Gargas 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.

Bv Grace I

Owner/Permittee

By_

Owner/Permittee

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

Rev. 02/04/08 rh

ORIGINAL

THE ORIGINAL OF THIS DOCUMENT WAS RECORDED ON APR 29, 2009 DOCUMENT NUMBER 2009-0222457 DAVID L. BUTLER, COUNTY RECORDER SAN DIEGO COUNTY RECORDER'S OFFICE TIME: 9:19 AM

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

WHEN RECORDED MAIL TO PERMIT INTAKE MAIL STATION 501

JOB ORDER NUMBER: 42-1982

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 51302 SITE DEVELOPMENT PERMIT NO. 51303 LOT-LINE ADJUSTMENT PARCEL MAP NO. 165689 LAI RESIDENCES (LAI II) – PROJECT NO. 17873 HEARING OFFICER

This Coastal Development Permit No. 51302, Site Development Permit No. 51303 and Lot-Line Adjustment Parcel Map No. 165689, is granted by the Hearing Officer of the City of San Diego to GRACE LAI, an Individual, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 125.0301, 126.0501 and 126.0701. The 10,053 square-foot site abuts the lot addressed as 2037 Torrey Pines Road in the SF (Single-Family) zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable area), Coastal Height Limit, Beach Parking Impact Overlay Zone, and within the boundaries of the La Jolla Community Plan. The project site is legally described as a Portion of Pueblo Lot No. 1287.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a new single-family residence on a vacant lot, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated May 15, 2008, on file in the Development Services Department.

The project or facility shall include:

- a. The construction of a new 4,790 square-foot, three-story single-family residence with an attached garage on an existing vacant lot; and
- b. Landscaping (planting, irrigation and landscape related improvements) and Brush Management; and
- c. Off-street parking facilities; and

- d. A Lot-Line Adjustment Map to increase the size of this parcel from 7,694 square-feet to 10,053 square-feet; and
- e. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the 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 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. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the City Manager.

4. This Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

5. The utilization and 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 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 applicant is informed that to secure these permits, substantial modifications to the building and site

improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

8. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," on file in the Development Services Department. No changes, modifications or alterations shall be made 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 have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that 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. This Permit shall become effective with recordation of the corresponding Lot-Line Adjustment Parcel Map for and approval of the project site.

11. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action following all appeals.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

12. The Permittee shall implement the following requirements in accordance with the modified Brush Management Program shown on Exhibit 'A' Brush Management Plan on file in the Office of the Development Services Department.

13. Prior to issuance of any engineering permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the modified brush management zones on the property in substantial conformance with Exhibit 'A.'

14. Prior to issuance of any building permits, a complete set of brush management construction documents shall be submitted for approval to the City Manager and the Fire Marshall. The construction documents shall be in substantial conformance with Exhibit 'A' and shall comply

with the Uniform Fire Code, M.C. 55.0889.0201, the Landscape Standards, and the Land Development Code Section 142.0412 (Ordinance 18451).

15. The Brush Management Program shall consist of one zone consistent with the Brush Management Regulations of the Land Development Code section 142.0412 as follows: located West of I-805, the structure shall be fire-rated for one hour, thus there will be no Zone One but a modified Zone Two of 30-feet.

16. The construction documents shall conform to the Architectural features as described in Section 142.0412(d).

17. Within modified Zone Two, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while non-combustible accessory structures may be approved within the designated Zone One area subject to Fire Marshal and the City Manager's approval.

18. The following note shall be provided on the Brush Management Construction Documents: 'It shall be the responsibility of the Permittee to schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program.'

19. In modified Zone Two, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as jointly determined by the Landscape Section and the Environmental Analysis Section.

20. Prior to final inspection and issuance of any Certificate of Occupancy, the approved modified Brush Management Program shall be implemented.

21. The modified Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

ENGINEERING/FIRE REQUIREMENTS:

22. In-lieu of providing Fire Department access, the single-family residence and garage shall be equipped with a residential fire sprinkler system, satisfactory to the Fire Marshal.

23. Prior to building occupancy, the applicant shall conform to Section 62.0203 of the Municipal Code, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the permit-issuing authority.

24. The drainage system proposed for this development, as shown on the approved plans, is subject to approval by the City Engineer.

25. Prior to the issuance of any building permits, the applicant shall obtain a bonded grading permit from the City Engineer for the grading proposed for this project. All grading shall

conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

26. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the closure of the existing driveway on Torrey Pines Road with restoration to full-height curb and gutter, and the installation of a 24-foot driveway, 35 feet of 6" PVC drain pipe and a D-25 curb outlet in the right-of-way of Torrey Pines Road. This work shall be shown on the grading plan and included in the grading permit.

27. Prior to the issuance of any building permits, the applicant shall process a lot line adjustment parcel map, satisfactory to the City Engineer.

28. Prior to the issuance of any building permits, the applicant shall obtain an Encroachment Maintenance and Removal Agreement, from the City Engineer, for a non-standard driveway, a non-standard slope between the property line and the curb, landscaping and a D-25 curb outlet in Torrey Pines Road.

29. Prior to the issuance of any construction permits, the applicant shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

30. Prior to the issuance of any construction permits, the applicant 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.

31. Prior to the issuance of any construction permit, the applicant shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.

32. Prior to the issuance of any construction permit the Applicant shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report.

LANDSCAPE REQUIREMENTS:

33. 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.'

34. 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."

35. 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.

36. 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.

37. The Permittee or subsequent Owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Landscape Standards.

38. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager within 30 days of damage or Final Inspection.

PLANNING/DESIGN REQUIREMENTS:

39. No fewer than two (2) off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A," on file in the Development Services Department. Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the City Manager.

40. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

41. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this Permit.

42. 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 Permittee.

43. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

44. No building additions, including patio covers, shall be permitted unless approved by the City Manager.

45. 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.

46. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.

47. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.

48. Proposed sewer laterals connecting to the public sewer main in the easement shall be private all the way to the main and shall be called so.

49. All private sewer facilities 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.

50. The developer shall grant adequate easement for that portion of the existing public sewer main that falls within the boundaries of this development according to the requirements of chapter 3 of the latest edition of the City Sewer Design Guide.

51. No structures or landscaping, including private sewer facilities and enhanced paving, shall be installed in or over any easement prior to the applicant obtaining an Encroachment Maintenance and Removal Agreement.

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

53. By means of calculation, the developer shall show that the additional fill on top of the existing public sewer main has no adverse effect on the structural integrity of the sewer pipe. If it does, the developer shall replace the pipe by a stronger one or seek other remedies satisfactory to Metropolitan Wastewater Director. These issues shall be rectified at the time of plan check by the wastewater section.

INFORMATION ONLY:

Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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.

APPROVED by the Hearing Officer of the City of San Diego on October 5, 2005, Resolution No. HO-5130. Hearing Officer Decision was appealed to Planning Commission. On January 12, 2006, the Planning Commission continued this item indefinitely in order to resolve the drainage

issue with the appellant. On May 15, 2008, the city accepted a withdraw letter of the appeal from the appellant.

Permit Type/PTS Approval No.: CDP No. 51302 SDP No. 51303 & LLA PM No. 165689 Date of Approval: May 15, 2008

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Glenn R. Gargas 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.

40 By

Grace Lai Owner/Permittee

By

Owner/Permittee

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

Rev. 02/04/08 rh



LA IOLLA 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 – 02 August 2012

Attention:	Glenn Gargas, PM
	City of San Diego

Project:

Lai Residence 2037 Torrey Pines Road PN: 278685

Motion:

To accept the action of the La Jolla Shores Permit Review Committee: The findings can be made for an Extension of Time for CDPs 51302 and 40871, SDP 51303 and 40872 and Lot Line Adjustment 165689.

Vote: 14-0-1

Submitted by:

Tony Crisafi, President La Jolla CPA

Date

02 August 2012

Sam Diego, CA 92101 Statemer Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Constitution of the Constitution of the Permit Variance Finantia Mag. Vesting Tentative Mag. Vesting Tentative Mag. Constitution of the Permit Project Address: 278 & 655 2037 Torrey Places Road, La Jolla, CA 92037 Project No. For City Use Only Lai Residence 278 & 655 Project No. For City Use Conly Lai Residence watance Statement variance 278 & 655 2037 Torrey Places Road, La Jolla, CA 92037 Anomethio Disofocure Statement. The avenet(a) asknowledge that an application for a permit matter as identified watance in the Acceptor, proceedu on the autified processory. with the Intern to Evolution and addresses of all person to have an internation of the above and permit Agency with the City Council. Note: The applicant is responsible for nothing the Projeet adverses of all person to have an internation of the sam Dego Redevelopment Agency with a school of the Sam Dego Redevelopment Agency with a school of the Sam Dego Redevelopment School Note: The applicant is responsible for nothing the Projeet Adverses addictional pages attached Yes King Redevelopment Agency with a school process for which a Disposition an avelopment Agency with the City Council. Note: The applicant is responsible for nothing the Projeet adverses addictional pages attached<			ATTACHMENT
Neighborhood Development Permit Site Development Permit Conditional Lea Permit Conditional Lea Permit Conditional Lea Permit Variance Tentative Map Vesting Tentative Map Nap Waiver Land Use Plan Amendment + IX Other Extension Project Title Project No. For CRU Use Only Lai Residence 278 4 85 Project Address: 2037 Torrey Pines Road, La Jolla, CA 92037 art L: To be completed when property is held by Individual(s)		Development Šervices 1222 First Ave., MS-302 San Diego, CA 92101	Ownership Disclosur Statemen
Neighborhood Development Permit Site Development Permit Conditional Lea Permit Conditional Lea Permit Conditional Lea Permit Variance Tentative Map Vesting Tentative Map Nap Waiver Land Use Plan Amendment + IX Other Extension Project Title Project No. For CRU Use Only Lai Residence 278 4 85 Project Address: 2037 Torrey Pines Road, La Jolla, CA 92037 art L: To be completed when property is held by Individual(s)	Approval Type: Chec	k appropriate box for type of approval (s) requi	ested: C Neighborhood Use Permit Coastal Development Permit
Lai Residence 278685 Project Address: 2037 Torrey Pines Road, La Jolla, CA 92037 ant 1: To be completed when property is held by Individual(s)	Neighborhood Dev	velopment Permit Site Development Perm	nit Planned Development Permit Conditional Use Permit
Project Address: 2037 Torrey Pines Road, La Jolla, CA 92037 art 1: To be completed when property is held by Individual(s) y signing the Ownership Disciosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified oxide, will be filed with the City of San Diego on the subject property, with the Intent to record an encumbrance against, the property Preses la identified oxide, will be filed with the City of San Diego on the subject property, with the Intent to record an encumbrance against, the property with the property owners. Attach additional pages in received of or otherwise, and state the type of property interest (e.g., tenahs who will benefit from the permit, a dividuals who will benefit form the permit, a dividuals who will be solved. A signature is required of all personse. Attach additional pages in redected. A signature must have deered an encurst the application is being processed or considered. Changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to any public hearing on the subject property. Failure to provide accurate and current ownership formation could result in a delay in the hearing process. dditional pages attached Yes No Name of Individual (type or print): Carace Lai Name of Individual (type or print): Grave Lai Street Address: Street Address: City/State/Zip: City/State/Zip: Date: Prone No: Fax No: Signature : Date: Signature : Date: Signature :	Project Title	,	Project No. For City Use Only
2037 Torrey Pines Road, La Jolla, CA 92037 art 1: To be completed when property is held by Individual(s) vsigning the Ownership Discosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified sove, will be filed with the City of San Diego on the subject property. The list must include the names and addresses of all person have an interest in the property. Pagnetable of the above referenced property. The list must include the names and addresses of all person have an interest in the property. Asignature is required of all teast one of the property owners. Attach additional pages if needed. A signature is required for all project parcels for which a Disposition an evelopment 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 bejing processed or considered. Changes in ownership are to be given the erroject Manager at least thirly days prior to any public hearing on the subject property. Failure to provide accurate and current ownership during process. dditional pages attached response in the earing process. Name of Individual (type or print): Grace Lia Raree Lia Name of Individual (type or print): Grace Lia Name of Individual (type or print): Grace Lia IC/sylstate/Zip: City/State/Zip: City/State/Zip: Prione No: Fax No: Signature : Date: Signature : Date: Signature : Date: Signature : Date: Signature : Date:	Lai Residence		278685
art I - To be completed when property is held by Individual(s) y signing the Ownership Discosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified oxore, will be filed with the City of San Diego on the subject property. The list must include the names and addresses of all person have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tennate who will benefit from the parmit, a dividuals who own the property, recorded or otherwise, and state the type of property interest (e.g., tennate who will benefit from the parmit, a dividuals who own the property, record of an Diego Redevelopment Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project anager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given the earling process. dditional pages attached Yes K No Name of Individual (type or print): Name of Individual (type or print): Street Address: Street Address: City/State/Zip: La Jolla Ca 92037 Fax No: Signature : Date: Signature : Date: Signature : Signature : Date: City/State/Zip: Date: Signature : Date: Signature : Date: City/State/Zip: City/State/Zip: City/State/Zip: Pant/Lessee Redevelopment Agency Street Address: Ci	Project Address:		
y signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified backer, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against, the property. Please its alow the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all person ho have an interest in the property, as ignature is required of at least one of the property interest (e.g., tenants who will benefit from the permit, and out the permit, and out the the permit and out the subject property interest (e.g., tenants who will benefit from the permit, and out the permit and addresses of all person ho have an interest in the property. A signature is required of at least one of the property interest (e.g., tenants who will benefit from the permit, and out the permit and addresses for which a Disposition and evelopment Agency shall be required for all project parcels for which a Disposition and evelopment Agency shall be required for all project parcels for which a Disposition and evelopment Agency shall be required for all project parcels for which a Disposition and evelopment agency is a stached if the hearing process. dditional pages attached reported to a the application is being processed or considered. Changes in ownership are to be given to evelopment Agency Name of Individual (type or print): Grace Lai Name of Individual (type or print): Name of Individual (type or print): Grace Lai Street Address: Street Address: City/State/Zip: Date: Signature : Date: Street Address: Signature : Date: Signature	2037 Torrey Pine	s Road, La Jolla, CA 92037	
Name of Individual (type or print): Grace Lai Image: Street Address: Tenant/Lessee [Redevelopment Agency] Street Address: Street Address: 1628 Torrey pines City/State/Zip: La Jolla Ca 92037 Fax No: Phone No: Fax No: Street Address: Signature : Date: Date: Signature : City/State/Zip: Name of Individual (type or print): City/State/Zip: Street Address: City/State/Zip: <th>y signing the Ownersh bove, will be filed with elow the owner(s) and ho have an interest in dividuals who own the om the Assistant Exec evelopment Agreemer lanager of any change le Project Manager at formation could result</th> <th>ip Disclosure Statement, the owner(s) acknow the City of San Diego on the subject propert I tenant(s) (if applicable) of the above referen the property, recorded or otherwise, and state e property). A signature is required of at least cutive Director of the San Diego Redevelopme nt (DDA) has been approved / executed by the s in ownership during the time the application least thirty days prior to any public hearing in a delay in the hearing process.</th> <th><u>Aledge that an application for a permit, map or other matter, as identified</u> ty, with the intent to record an encumbrance against the property. Please list need property. The list must include the names and addresses of all persons to the type of property interest (e.g., tenants who will benefit from the permit, and to one of the property owners. Attach additional pages if needed. A signature at Agency shall be required for all project parcels for which a Disposition and the City Council. Note: The applicant is responsible for notifying the Project in is being processed or considered. Changes in ownership are to be given to</th>	y signing the Ownersh bove, will be filed with elow the owner(s) and ho have an interest in dividuals who own the om the Assistant Exec evelopment Agreemer lanager of any change le Project Manager at formation could result	ip Disclosure Statement, the owner(s) acknow the City of San Diego on the subject propert I tenant(s) (if applicable) of the above referen the property, recorded or otherwise, and state e property). A signature is required of at least cutive Director of the San Diego Redevelopme nt (DDA) has been approved / executed by the s in ownership during the time the application least thirty days prior to any public hearing in a delay in the hearing process.	<u>Aledge that an application for a permit, map or other matter, as identified</u> ty, with the intent to record an encumbrance against the property. Please list need property. The list must include the names and addresses of all persons to the type of property interest (e.g., tenants who will benefit from the permit, and to one of the property owners. Attach additional pages if needed. A signature at Agency shall be required for all project parcels for which a Disposition and the City Council. Note: The applicant is responsible for notifying the Project in is being processed or considered. Changes in ownership are to be given to
Grace Lai Image: Constraint of the system of the syste	dullonal pages at	lached res IN no	
Street Address: Street Address: 1628 Torrey pines Street Address: 1628 Torrey pines City/State/Zip: La Jolla Ca 92037 City/State/Zip: Phone No: Fax No: 858-454-7568 Signature : Stignature : Date: Cuturdan 4/4/12 Name of Individual (type or print): Name of Individual (type or print): Owner Tenant/Lessee Redevelopment Agency Street Address: City/State/Zip: City/State/Zip: Phone No: Fax No:			
1628 Torrey pines City/State/Zip: City/State/Zip: City/State/Zip: La Jolla Ca 92037 Phone No: Phone No: Fax No: 858-454-7568 Date: Signature : Date: Cuture : V14/12 Name of Individual (type or print): Name of Individual (type or print): Cowner Tenant/Lessee Redevelopment Agency Street Address: Street Address: Street Address: City/State/Zip: City/State/Zip: City/State/Zip: Phone No: Fax No: Fax No:	•	type or print):	Name of Individual (type or print):
City/State/Zip: City/State/Zip: La Jolla Ca 92037 Phone No: Phone No: Fax No: Street Address: Date: City/State/Zip: Date: Dame of Individual (type or print): Name of Individual (type or print): Image: Control of the state of t	Grace Lai		
La Jolla Ca 92037 Phone No: Fax No: Street Address: Date: City/State/Zip: City/State/Zip: Phone No: Fax No:	Grace Lai		Owner Tenant/Lessee Redevelopment Agency
858-454-7568 Signature : Date: Cull 4/4/12 Name of Individual (type or print): Owner Tenant/Lessee Redevelopment Agency Street Address: City/State/Zip: Phone No: Fax No:	Grace Lai X Owner Ten Street Address: 1628 Torrey pines		Owner Tenant/Lessee Redevelopment Agency Street Address:
Cutur Au 4/4/12 Name of Individual (type or print): Name of Individual (type or print): Owner Tenant/Lessee Redevelopment Agency Street Address: Street Address: City/State/Zip: City/State/Zip: Phone No: Fax No:	Grace Lai Owner Ten Street Address: 1628 Torrey pines City/State/Zip: La Jolla Ca 92037	ant/Lessee Redevelopment Agency	Owner Tenant/Lessee Redevelopment Agency Street Address: City/State/Zip:
Owner Tenant/Lessee Redevelopment Agency Street Address: Street Address: City/State/Zip: City/State/Zip: Phone No: Fax No:	Grace Lai Owner Ten Street Address: 1628 Torrey pines City/State/Zip: La Jolla Ca 92037 Phone No: 858-454-7568	ant/Lessee Redevelopment Agency	Owner Tenant/Lessee Redevelopment Agency Street Address: City/State/Zip: Phone No: Fax No:
Street Address: Street Address: City/State/Zip: City/State/Zip: Phone No: Fax No: Phone No: Fax No:	Grace Lai Owner Ten Street Address: 1628 Torrey pines City/State/Zip: La Jolla Ca 92037 Phone No: 858-454-7568	ant/Lessee Redevelopment Agency Fax No:	Owner Tenant/Lessee Redevelopment Agency Street Address: City/State/Zip: Phone No: Fax No:
City/State/Zip: City/State/Zip: Phone No: Fax No: Phone No: Fax No:	Grace Lai Owner Ten Street Address: 1628 Torrey pines City/State/Zip: La Jolla Ca 92037 Phone No: 858-454-7568 Signature :	Fax No: Date:	Owner Tenant/Lessee Redevelopment Agency Street Address: City/State/Zip: Phone No: Fax No: Signature : Date:
Phone No: Fax No: Phone No: Fax No:	Grace Lai Owner Ten Street Address: 1628 Torrey pines City/State/Zip: La Jolla Ca 92037 Phone No: 358-454-7568 Signature :	Fax No: Date: Lhud - 4/4///2 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):
	Grace Lai Owner Ten Street Address: 1628 Torrey pines City/State/Zip: La Jolla Ca 92037 Phone No: 358-454-7568 Signature :	Fax No: Date: Lhud - 4/4///2 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
Signature : Date: Date: Date:	Grace Lai Owner Ten Street Address: 1628 Torrey pines City/State/Zip: La Jolla Ca 92037 Phone No: 858-454-7568 Signature :	Fax No: Date: Lhud - 4/4///2 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:
	Grace Lai X Owner Ten Street Address: 1628 Torrey pines City/State/Zip: La Jolla Ca 92037 Phone No: 358-454-7568 Signature : Name of Individual (Owner Tena Street Address: City/State/Zip:	Fax No: Date: UMU J J J J J J J J J J J J J J J J J J	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:
	Grace Lai Owner Ten Street Address: 1628 Torrey pines City/State/Zip: La Jolla Ca 92037 Phone No: 858-454-7568 Signature : Name of Individual (Owner Tena Street Address: City/State/Zip: Phone No:	Fax No: Date: UUUD 4/4///2 type or print): ant/Lessee Redevelopment Agency Fax No:	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: Otype: Fax No: Fax No: Fax No:
	Grace Lai Owner Ten Street Address: 1628 Torrey pines City/State/Zip: La Jolla Ca 92037 Phone No: 858-454-7568 Signature :	Fax No: Date: UUUD 4/4///2 type or print): ant/Lessee Redevelopment Agency Fax No:	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:
	Grace Lai X Owner Ten Street Address: 1628 Torrey pines City/State/Zip: La Jolla Ca 92037 Phone No: 858-454-7568 Signature : Name of Individual (Owner Tena Street Address: City/State/Zip: Phone No:	Fax No: Date: UUUD 4/4///2 type or print): ant/Lessee Redevelopment Agency Fax No:	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: Otype: Fax No: Fax No: Fax No:

Printed on recycled paper. Visit our web site at <u>www.sandiego.gov/development-services</u> Upon request, this information is available in alternative formats for persons with disabilities.



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 29, 2013

NOTICE OF PUBLIC HEARING HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	June 12, 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:	EXTENSION OF TIME / PREVIOUSLY CERTIFIED
	NEGATIVE DECLARATION / PROCESS 3
PROJECT NO:	<u>278685</u>
PROJECT NAME:	LAI RESIDENCE EOT
APPLICANT:	GARY COHN
COMMUNITY PLAN AREA:	La Jolla
COUNCIL DISTRICT:	District One
CITY PROJECT MANAGER:	Glenn Gargas, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5142 / ggargas@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 an Extension of Time for Coastal Development Permit Nos. 40871, 51302, Site Development Permit Nos. 40872, 51303 & Lot Line Adjustment Parcel Map No. 165689 to permit an adjustment between two legal adjoining lots slightly exceeding a total of 20,000 square-feet under one ownership in order to partially demolish existing improvements and remodel and add to an existing single-family residence and to construct a new single-family residence on the rear lot located behind 2037 Torrey Pines Road. The project site is located at 2037 Torrey Pines Road, in the SF (single-family) Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), the Coastal Height Limit and the Beach Parking Impact Overlay Zones within the La Jolla Community Plan 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 <u>do not</u> 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

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

ATTACHMENT 13

A Negative Declaration (ND) No. 17873 was prepared and certified for the original project on May 9, 2008. This extension of time (EOT) was reviewed by the Environmental Analysis Section and it was determined that, in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162(a): (1) no substantial changes are proposed to the project which would require major revisions of the previous ND; (2) no substantial changes occur with respect to the circumstances under which the project is undertaken that would require any revisions to the previous ND; and (3) there is no new information of substantial importance that was not known and could not have been known at the time the previous ND was certified. Therefore, no subsequent environmental document is needed for this EOT, as all of the impacts were adequately addressed and disclosed in ND No. 17873.

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 <u>Support Services at</u>

(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: 23421982.

Revised 04/08/10 HRD