



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: October 8, 2014

REPORT NO. HO 14-061

ATTENTION: Hearing Officer

SUBJECT: **LAMBERT FELICE RESIDENCE**
PROJECT NUMBER 288444

LOCATION: 2382 Via Capri Court

APPLICANT: J. Robert Lambert and Robin M. Felice, Owner
Scott Spencer, Architect

SUMMARY

Issue(s): Should the Hearing Officer approve the remodel and construction of a 1,286 square-foot addition and a second, 554 square-foot garage to an existing 4,204 square-foot, single family residence in the La Jolla Community Plan?

Staff Recommendation: APPROVE Site Development Permit No. 1314584 and Coastal Development Permit No. 1012109.

Community Planning Group Recommendation: On September 4, 2014, the La Jolla Community Plan Association voted 15-0-1 to recommend approval of the project with no conditions (Attachment 9).

Other Recommendations: On June 17, 2014, the La Jolla Shores Planned District Ordinance Advisory Board voted 5-0-0 to recommend approval with no conditions (Attachment 10).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) of the State CEQA Guidelines in that Section 1530(e) allows minor alterations of existing facilities (Attachment 7). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 29, 2014, and the opportunity to appeal that determination ended September 15, 2014.

BACKGROUND

The project site, located at 2382 Via Capri Court, is a corner lot developed with a 4,204 square-foot, single story, single family residence, with partial below grade garage, constructed in 1963. The 0.30-acre site is located in the Single Family (SF) Zone of the La Jolla Shores Planned District, Coastal (Non-appealable Area 2) and Parking Impact Overlay Zones within the La Jolla Community Plan. The project proposes to construct a 1,286 square-foot addition to the single family residence and construct a second, 554 square-foot garage for a total of 6,044 square feet.

DISCUSSION

The project proposes to remodel and add 1,286 square feet of habitable area and construct a second, 554 square-foot garage to the existing one-story residence for a total of 6,044 square feet. The proposed height, floor area ratio, setbacks, and walls were determined to be within general conformity of the La Jolla Shores Planned District Ordinance's development regulations and consistent with the neighborhood character. The project site is near a "Viewshed", Identified Public Vantage Points, as identified in the La Jolla Community Plan and Local Coastal Program Land Use Plan, page 47. Based on a photo survey and view analysis, it was determined that the "Viewshed" would not be affected by the proposed development. In order to enhance any potential public views the residence will be 29.3 feet in height, a portion of the residence will be stepped back, and the existing landscaping will be scaled back.

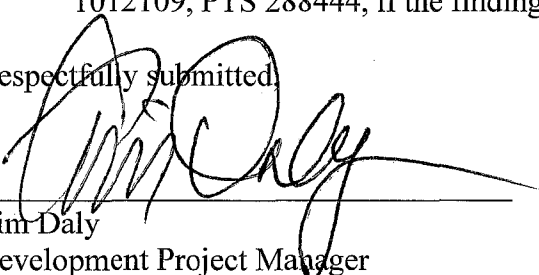
The remodeled residence will have two separate garages. The vehicular access to the garage on the east side of the property will be accessed by Via Capri and the new garage will be accessed by Via Capri Court.

Staff has determined that the project complies with the development regulations of all applicable sections of the Land Development Code and all the required findings can be made. Therefore, staff recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Site Development Permit No. 1314584 and Coastal Development Permit No. 1012109, PTS 288444, with modifications.
2. Deny Site Development Permit No. 1314584 and Coastal Development Permit No. 1012109, PTS 288444, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Tim Daly
Development Project Manager

Attachments:

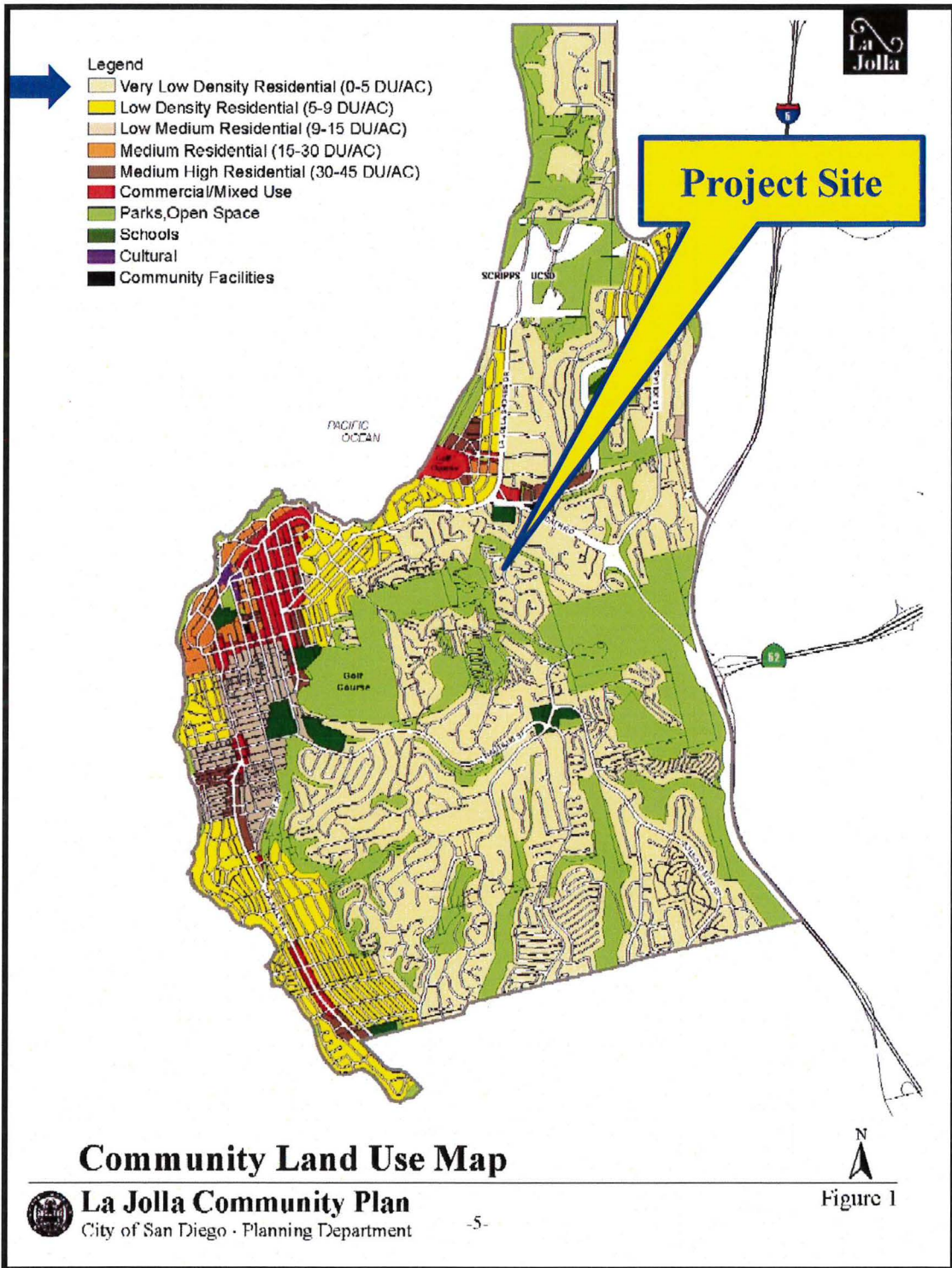
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Plans (Separate to Hearing Officer)
9. La Jolla Community Planning Association Recommendation
10. The La Jolla Shores Planned District Recommendation
11. Ownership Disclosure Statement



Aerial Photo

LAMBERT FELICE RESIDENCE – 2382 VIA CAPRI COURT
PROJECT NO. 288444

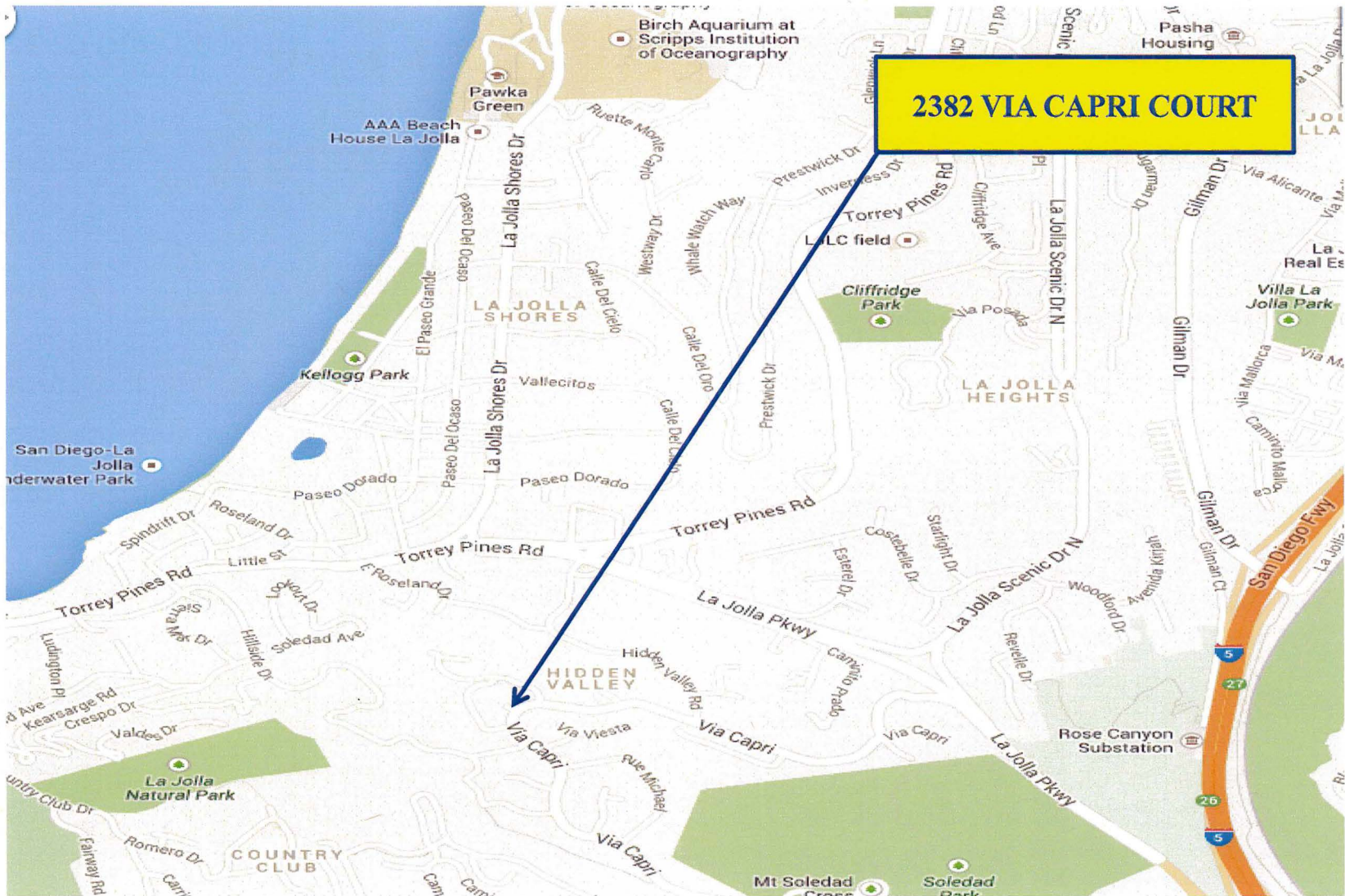




Land Use Map

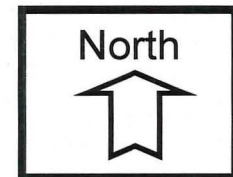
LAMBER FELICE RESIDENCE – 2382 VIA CAPRI COURT
PROJECT NO. 288444 La Jolla





Project Location Map

LAMERT FELICE RESIDENCE – 2382 VIA CAPRI COURT
PROJECT NO. 304002



PROJECT DATA SHEET

PROJECT NAME:	Lambert Felice Residence	
PROJECT DESCRIPTION:	A 1,286 square-foot addition and second, 554 square-foot garage to an existing 4,204 square-foot single family residence.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Site Development Permit and Coastal Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Very low density residential (0-5 dwelling units per acre)	
<u>ZONING INFORMATION:</u> ZONE: La Jolla Shores Planned District Single Family (SF) HEIGHT LIMIT: 30 feet Max./ 29.3 feet proposed LOT SIZE: 6,000 s.f. Min.; 13,250 s.f. existing LOT COVERAGE: 0.6 Max.; 0.44 proposed PARKING: 4 spaces proposed		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Very low density residential; SF	Single family residence
SOUTH:	Very low density residential; SF	Single family residence
EAST:	Very low density residential; SF	Single family residence
WEST:	Very low density residential; SF	Single family residence
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	<p>On September 4, 2014, the La Jolla Community Plan Association voted 15-0-1 to recommend approval of the project with no conditions.</p> <p>On June 17, 2014, the La Jolla Shores Planned District Advisory Board voted 5-0-0 to recommend approval with no conditions.</p>	

HEARING OFFICER RESOLUTION NO. XXXX
SITE DEVELOPMENT PERMIT NO. 1314584
COASTAL DEVELOPMENT PERMIT NO. 1012109
LAMBERT FELICE RESIDENCE PROJECT NO. 288444

WHEREAS, J. Robert Lambert and Robin M. Felice, Owner/Permittee, filed an application with the City of San Diego for a permit to remodel and construct additions to an existing single family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Numbers 1314584 and 1012109), on portions of a 0.30-acre site; and

WHEREAS, the project site is located at 2382 Via Capri Court in the SF zone of the La Jolla Planned District within the La Jolla Community Plan area; and

WHEREAS, the project site is legally described as Lot 9 of Hidden Valley Hills, Unit No. 1, according to Map No. 3921, filed in the Office of the County Recorder of San Diego County, June 30, 1958; and

WHEREAS, on October 8, 2014, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1314584 and Coastal Development Permit No. 1012109, pursuant to the Land Development Code of the City of San Diego; and

WHEREAS, on August 29, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (Existing Facilities); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

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

That the Hearing Officer adopts the following written Findings for Approval of Site Development Permit No. 1314584 and Coastal Development Permit No. 1012109 dated October 8, 2014.

FINDINGS:

Site Development Permit - Section 126.0504

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

The proposed 1,286 square-foot addition, second, 554 square-foot garage, and remodel to an existing 4,204 square-foot, one-story, single family residence on a 0.30-acre lot will not adversely affect the La Jolla Community Plan and Local Coastal Land Use Plan. The proposed development is consistent with the plan's Very Low Density Residential land use designation and is not located adjacent to any public view. Additionally, the development meets the regulations of the SF Zone, allowed density, and design recommendations of the La Jolla Shores Planned District Ordinance. This overall design complies with the La Jolla Community Plan and Local Coastal Land Use Plan and therefore, the proposed additions to the existing single family

residential are in compliance with the City of San Diego adopted La Jolla Community Plan and the certified Local Coastal Program Land Use Plan.

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

The proposed 1,286 square-foot addition, second, 554 square-foot garage, and remodel to an existing 4,204 square-foot, one-story, single family residence has been designed to comply with all of the applicable development regulations, including those of the SF Zone of the La Jolla Shores Planned District Ordinance. The proposed development contains specific conditions and corresponding exhibits to ensure compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls which include the review of all construction plans by professional staff to determine that construction will comply with all regulations, the inspection of construction to assure construction permits are implemented in accordance with the approved plans and verification that final construction complies with all regulations. Based on all these factors, the proposed development will not be detrimental to the public health, safety, and welfare of persons residing or working in the area.

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

The proposed 1,286 square-foot addition, second, 554 square-foot garage, and remodel to an existing 4,204 square-foot, one-story, single family residence, will comply with the development regulations of the SF Zone of the La Jolla Shores Planned District Ordinance and the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project does not propose any deviations to any of the applicable development regulations and does not negatively impact any public views as identified by the La Jolla Community Plan and Local Coastal Land Use Plan. Therefore, the proposed additions to the existing single family residence was found to be in compliance with all of applicable development regulations, specifically those of the SF Zone of the La Jolla Shores Planned District Ordinance and the Coastal Overlay Zone.

Coastal Development Permit - Section 126.0708

1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

The 0.30-acre lot is currently developed with a 4,204 square-foot, one-story, single family residence. The proposed development is to remodel and add a 1,286 square-foot addition to the residence and a 554 square-foot, second garage for a total of 6,044 square feet. The site is approximately 1.5 miles from the coastline. The proposed development is a low profile, one-story single family residence that will be entirely within the boundaries of the existing legal lot. The development will not encroach upon any existing or proposed physical access to the coast. The project site is not located adjacent to any identified public view as identified within the La Jolla

Community Plan and Local Coastal Land Use Plan. The project site is situated along Via Capri Court, within a developed single family residential neighborhood. The proposed additions to the single family residence meet the development setbacks and height limit required by the underlying zone and therefore, will not negatively impact any identified public views.

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

The 0.30-acre site was previously graded and is currently developed with a single family residence. The surrounding properties are also fully developed properties. Due to the previous disturbance of this site and surrounding properties, the proposed project was determined not to be subject to the Environmentally Sensitive Lands Regulations. Additionally, the proposed remodel and additions were determined to be Exempt from the California Environmental Quality Act (CEQA) and therefore, the proposed project would not adversely affect environmentally sensitive lands.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The proposed 1,286 square-foot addition, second, 554 square-foot garage, and remodel to an existing 4,204 square-foot, one-story, single family residence is located on a site that designates the land use as Very Low Density Single Family Residential. The environmental review determined that this project is exempt from the California Environmental Quality Act (CEQA). The proposed project was designed to be in compliance with all of the applicable development regulations, primarily those of the SF Zone of the La Jolla Shores Planned District and Coastal Overlay Zone. The project site is not located adjacent to any identified public view as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The project as designed is a relatively low profile home determined by City Staff and the La Jolla Community Planning Association to be in compliance with the La Jolla Community Plan and the certified Local Coastal Program Land Use Plan.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The 0.30 acre site, currently developed with an existing single family residence, is located within a well developed residential neighborhood approximately 1.5 miles from the coastline. The project site is not located between the first public road and the sea or coastline. The proposed 1,286 square-foot addition, second, 554 square-foot garage, and remodel to an existing 4,204 square-foot, one-story, single family residence will be entirely within the boundaries of the legal lot. There is no identified public access or public recreation area on or adjacent to the project site and these stated resources will not be impaired by the re-development of this site. The proposed single family residential project is designed to take access off the existing public street and has adequate off street parking. The existing character and pedestrian design of the streets and public walkways will be improved or remain unaltered. Therefore, the proposed development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1246655 and Coastal Development Permit No. 101210 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Numbers 1314584 and 1012109, a copy of which is attached hereto and made a part hereof.

Tim Daly
Development Project Manager
Development Services

Adopted on: October 8, 2014

Job Order No. 24003000

DRAFT

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003000

Site Development Permit No. 1314584
Coastal Development Permit No. 1012109
LAMBERT FELICE RESIDENCE PROJECT NO. 288444
Hearing Officer

This Site Development Permit No. 1314584 and Coastal Development Permit No. 1012109 are granted by the Hearing Officer of the City of San Diego to J. Robert Lambert and Robin M. Felice, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0504 and 126.0708. The 0.30-acre site is located at 2382 Via Capri Court in the SF zone of the La Jolla Planned District within the La Jolla Community Plan. The project site is legally described as Lot 9 of Hidden Valley Hills, Unit No. 1, according to Map No. 3921, filed in the Office of the County Recorder of San Diego County, June 30, 1958.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct additions to an existing single family residence and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 8, 2014, on file in the Development Services Department.

The project shall include:

- a. Remodel and construction of a 1,286 square-foot addition to an existing 4,204 square-foot, single story, single family residence with a partial below grade garage, and a 554 square-foot, second garage for a total of 6,044 square feet;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in

accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by October XX, 2017.
2. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
3. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
6. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
7. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
8. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable,

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

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

ENGINEERING REQUIREMENTS:

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

11. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix G of the City's Storm Water Standards, satisfactory to the City Engineer.

12. The drainage system proposed for this development and outside of the public right-of-way is private, shall be privately maintained and subject to approval by the City Engineer.

13. All driveways and curb openings shall comply with City Standard Drawings SDG-159 and SDG 164, satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

14. Prior to issuance of any construction permit, the Owner/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."
15. The following note shall be provided on the "Landscape Area Diagram":
"All of the landscape to meet the 30 percent area requirement shall be installed as required by the La Jolla Shores Planned District Ordinance prior to final inspection."
16. 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.
17. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

PLANNING/DESIGN REQUIREMENTS:

18. Owner/Permittee shall maintain a minimum of two off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.
19. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
20. 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.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of

the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

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

APPROVED by the Hearing Officer of the City of San Diego on October 8, 2014 and resolution number **HO-XXXX**.

DRAFT

Permit Type/PTS Approval No.: SDP No. 1314584

CDP No. 1012109

Date of Approval: October 8, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Tim Daly
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.

J. Robert Lambert or Robin M. Felice
Owner/Permittee

By _____
NAME:

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

NOTICE OF EXEMPTION

(Check one or both)

TO: RECORDER/COUNTY CLERK
 P.O. BOX 1750, MS A-33
 1600 PACIFIC HWY, ROOM 260
 SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
 DEVELOPMENT SERVICES DEPARTMENT
 1222 FIRST AVENUE, MS 501
 SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH
 1400 TENTH STREET, ROOM 121
 SACRAMENTO, CA 95814

PROJECT TITLE/ NO.: **Lambert Felice Residence / 288444**

PROJECT LOCATION-SPECIFIC: 2382 Via Capri Court, San Diego, California 92037

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT for a 1,840-square-foot first floor addition to an existing 4,204-square-foot, one-story, with subterranean garage, single-dwelling residence. Additionally, the project would construct various associated site improvements (e.g. hardscape, driveway, landscaping, and 6-foot high site walls). The .304-acre (13,250-square-foot) project site is located at 2382 Via Capri Court. The land use designation for the project site is Very Low Density Residential per the community plan. Furthermore the project site is located within the SF zone of the La Jolla Shores Planned District, the Coastal Overlay Zone (non-appealable 2 area), the Coastal Height Limitation Overlay Zone, and the Parking Impact Overlay Zone (Coastal Impact Area) of the La Jolla Community Plan and Local Coastal Program area. (LEGAL DESCRIPTION: Lot 9 Hidden Valley Hills, Unit 1 of Map No. 3921).

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Robert Lambert, 4135 Porte de Palmas, San Diego, California 92122, (205) 585-4789

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268)
 DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a))
 EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
 CATEGORICAL EXEMPTION: 15301 (Existing Facilities)
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined that the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15301 which allows for additions to existing structures provided the addition would not result in an increase of more than fifty percent of the floor area of the structures before the addition. Furthermore, the exceptions listed in 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Scott Cooper


TELEPHONE: 619.446.5378

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?

Yes No

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA.



SIGNATURE/TITLE SR. PLANNER

August 29, 2014

DATE

CHECK ONE:
 SIGNED BY LEAD AGENCY
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

Project Plans (Separate Full Size to Hearing Officer)



LA JOLLA COMMUNITY PLANNING ASSOCIATION

P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900
<http://www.LaJollaCPA.org> Email: Info@LaJollaCPA.org

Regular Meeting – 4 September 2014

Attention: Paul Godwin, PM, City of San Diego

Project: Lambert Residence
2382 Via Capri Court
PN: 288444

Motion: To accept the recommendation of the PRC that for LAMBERT FELICE RESIDENCE, 2382 Via Capri Court that the Findings can be made for a Coastal Development Permit and a Site Development Permit for project No. 288444, 2382 Via Capri Court. **Vote: 15-0-01**

Submitted by: *Joseph LaCava*
Joe LaCava, President
LJCPA

4 Sept 2014

Date

LA JOLLA SHORES PLANNED DISTRICT

Applicant: ~~AI~~ Bob Lambert Item: #2 Lambert Felice Residence
Robin Felice Date: 6/17/2014

To: Planning Director
 From: La Jolla Shores Planned District Advisory Board
 Subject: Proposal Within La Jolla Shores Planned District

The La Jolla Shores Planned District Advisory Board has reviewed the applicant for:

We recommend approval of the revised
plans as being in compliance with
the PDD.

located 2382 Via Capri Ct., APN 352-161-07

and recommends:

- A. Approval because of conformity to criteria and design standards adopted by the City Council
- B. Denial because of nonconformity to criteria and design standards adopted by the City Council. (Reasons for nonconformity on reverse side.)
- C. Approval subject to the following modifications to ensure conformity to criteria and design standards adopted by the City Council.

- D. Denial because of lack of four affirmative votes.

Board Signatures

Approving Item: 5

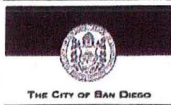
Disapproving Item: _____

Dan Hoese
James Poth
[Signature]
[Signature]

[Empty Signature Box]

Absentees:

Chairman _____



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

Ownership Disclosure Statement

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

Project Title **Project No. For City Use Only**
THE LAMBERT/FELICE RESIDENCE

Project Address:
2382 VIA CAPRI COURT LA JOLLA, CA 92037

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

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

Additional pages attached Yes No

Name of Individual (type or print):
ROBERT LAMBERT
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
4135 FORTE de PALMAS #217
CITY/STATE/ZIP:
SAN DIEGO, CA 92122

Phone No: (209) 585-4789 **Fax No:**
Signature: *[Signature]* **Date:** 0/30/12

Name of Individual (type or print):
ROBIN M. FELICE
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
4135 FORTE de PALMAS #217
CITY/STATE/ZIP:
SAN DIEGO, CA 92122

Phone No: 858-337-1189 **Fax No:**
Signature: *[Signature]* **Date:** 0/30/12

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
City/State/Zip:
Phone No: **Fax No:**
Signature : **Date:**

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
City/State/Zip:
Phone No: **Fax No:**
Signature : **Date:**

DOC # 011-0027402



JAN 14, 2011 8:00 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER
FEES: 1775.00
OC: OC

7362 PAGES: 1



RECORDING REQUESTED BY:
Ticor Title

AND WHEN RECORDED MAIL TO:

J. Robert Lambert
Robin M. Felice
4135-217 Porte de Palmas
San Diego, CA 92122

Title Order No.: 2248916

Escrow No.: 009-006253-SD

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$1,760.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area City of San Diego

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Scott J. Orr, Co-Trustee of the Robert J. Orr and Lynn G. Orr, Trust Under Declaration of Trust dated March 5, 1981

hereby GRANT(s) to:

J. Robert Lambert and Robin M. Felice, Husband and Wife as Community Property with Right of Survivorship

the real property in the City of San Diego, County of San Diego, State of California, described as:
Lot 9 of Hidden Valley Hills Unit No. 1, in the City of San Diego, County of San Diego, State of California,
according to Map thereof No. 3921, filed in the Office of the County Recorder of San Diego County, June 30,
1958.

Also Known as: 2382 Via Capri Court, La Jolla, CA 92037
AP#: 352-161-07-00

DATED July 28, 2010

STATE OF CALIFORNIA
COUNTY OF El Dorado

On 9-28-10
Before me, Wynille Andis
a Notary Public in and for said State personally appeared
Scott J. Orr

Scott J. Orr, Co-Trustee of the Robert J. Orr and Lynn
G. Orr, Trust Under Declaration of Trust dated March 5,
1981

BY: [Signature]
Scott J. Orr, Co-Trustee

who proved to me on the basis of satisfactory evidence to be
the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State
of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE: