



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

**HEARING DATE:** January 21, 2015

**REPORT NO.** HO 15-006

**ATTENTION:** Hearing Officer

**SUBJECT:** GEORGE'S AT THE COVE  
PROJECT NUMBER 362807

**LOCATION:** 1250 Prospect Street

**APPLICANT:** Mark Steele

### SUMMARY

Issue(s): Should the Hearing Officer approve, deny or modify a Coastal Development Permit to increase a roof dining terrace by 797 square feet by converting other roof area to dining terrace at 1250 Prospect Street in the La Jolla Planned District-1A zone of the La Jolla Community Plan area?

Staff Recommendation(s) - **Approve** Coastal Development Permit No. 1276152.

Community Planning Group Recommendation - The La Jolla Community Planning Association voted 10:4:1 on September 4, 2014 to recommend approval of the project.

Environmental Review - The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301. Section 15301 allows additions to existing structures that would not result in more than a fifty percent increase of the floor area of the structure before the addition. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore this exemption is applicable to the proposed project. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 18, 2013 and the opportunity to appeal that determination ended January 5, 2014.

### BACKGROUND

The site is located in the La Jolla community and is designated by the La Jolla Community Plan Community Commercial use (Attachment 1). The approximately 0.55 acre site is located at 1250 Prospect Street and is presently developed with three commercial buildings (Attachment 2). The existing neighborhood is developed with other commercial structures (Attachment 3). The site is

located in the La Jolla Planned District-1A Zone, Coastal and Coastal Height Overlay Zones within the La Jolla Community Plan area. The site presently has three buildings, all of which were constructed in 1962. The building of the subject proposal was modified in 1991 with the addition of a kitchen and a bar on the roof of the building.

Over 150 acres of total net land in La Jolla is used for commercial purposes, representing about 4 million square feet of commercial space. The commercial core of La Jolla is known as the “village” or “downtown.” This area is the prime business, office and retail commercial center of the community. The village area, generally bounded by Prospect Street, Torrey Pines Road, La Jolla Boulevard and Pearl Street, contains such uses as specialty shops, hotel and motel services, restaurants and corporate offices. The area also serves as the cultural and heritage center of the community and includes significant community landmarks such as the La Jolla Recreation Center, the La Jolla Woman's Club, the Atheneum, the San Diego Museum of Contemporary Art as well as other historically designated structures. In addition, the village area contains both public and private schools, churches and recreation areas, such as Ellen B. Scripps Park and La Jolla Cove which are located along Coast Boulevard. Some residential uses are also located within the village area, including single and multiple dwelling unit homes. All of the commercial areas, and some of the non-commercial areas, in the community are covered by a planned district ordinance which contains special regulations pertaining to property development and permitted uses. The development regulations for the village area and neighborhood retail areas are contained in the La Jolla Planned District Ordinance, which was adopted by City Council in 1983.

The La Jolla Shores Planned District Ordinance, adopted in 1974, governs both commercial and residential property development in the La Jolla Shores area. The overall purpose of both the La Jolla and La Jolla Shores Planned District Ordinances has been to maintain a balanced land use pattern within commercially designated areas, to protect scenic vistas of the ocean, shoreline and hillside areas, and to beautify the overall streetscape of commercial streets and retail corridors.

Visual resources to the Pacific Ocean are a very important resource to be protected in the community. The La Jolla Community Plan, Figure 9, identifies these specific resources and the type of resource. The project site is not identified on Figure 9 as having any public vantage points to visual resources identified by the La Jolla Community Plan.

## DISCUSSION

The George's at the Cove project proposes to increase a roof dining terrace by 797 square feet by converting other roof area to dining terrace (Attachment 4). No other improvements would result from the approval of the project.

The parking requirements are satisfied by the services of a parking valet service licensed to operate by the City of San Diego. The proposed project would require four additional parking spaces to be available to patrons of the restaurant. The draft CDP addresses this requirement in condition number 19. The total operation of the restaurant at this site requires 14 parking spaces, 10 for the existing operation and an additional four for the conversion of roof area to dining area.

## Required Approvals

The project requires a Coastal Development Permit (CDP) to allow for the intensification of use on the site. The site is presently developed and no environmentally sensitive lands are present.

## Historic Review

The existing building was constructed in 1962. Any building over 45 years of age must be reviewed for possible historic significance. The applicant has provided information in the form of historical architectural renderings and plans, along with a detailed narrative documenting that the building has been substantially altered from the original Modernist design. The original 1962 building, designed by Master Architect William Lumpkins, was a Contemporary modern design. However, the original building has been altered through a number of additions and modifications to appear Spanish in design. Due to these previous alterations, the property does not retain its historical integrity and does not meet the local criteria to be designated as an individually significant resource under any adopted Historical Resources Board criteria.

## Conclusion

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the proposed Coastal Development Permit (Attachment 5). The draft Coastal Development Permit No. 1276152 is provided as Attachment 6. Staff recommends the Hearing Officer approve the project as proposed.

## ALTERNATIVES

1. **Approve** Coastal Development Permit No. 1276152, **with modifications.**
2. **Deny** Coastal Development Permit No. 1276152, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



John S. Fisher  
Development Project Manager  
Development Services Department

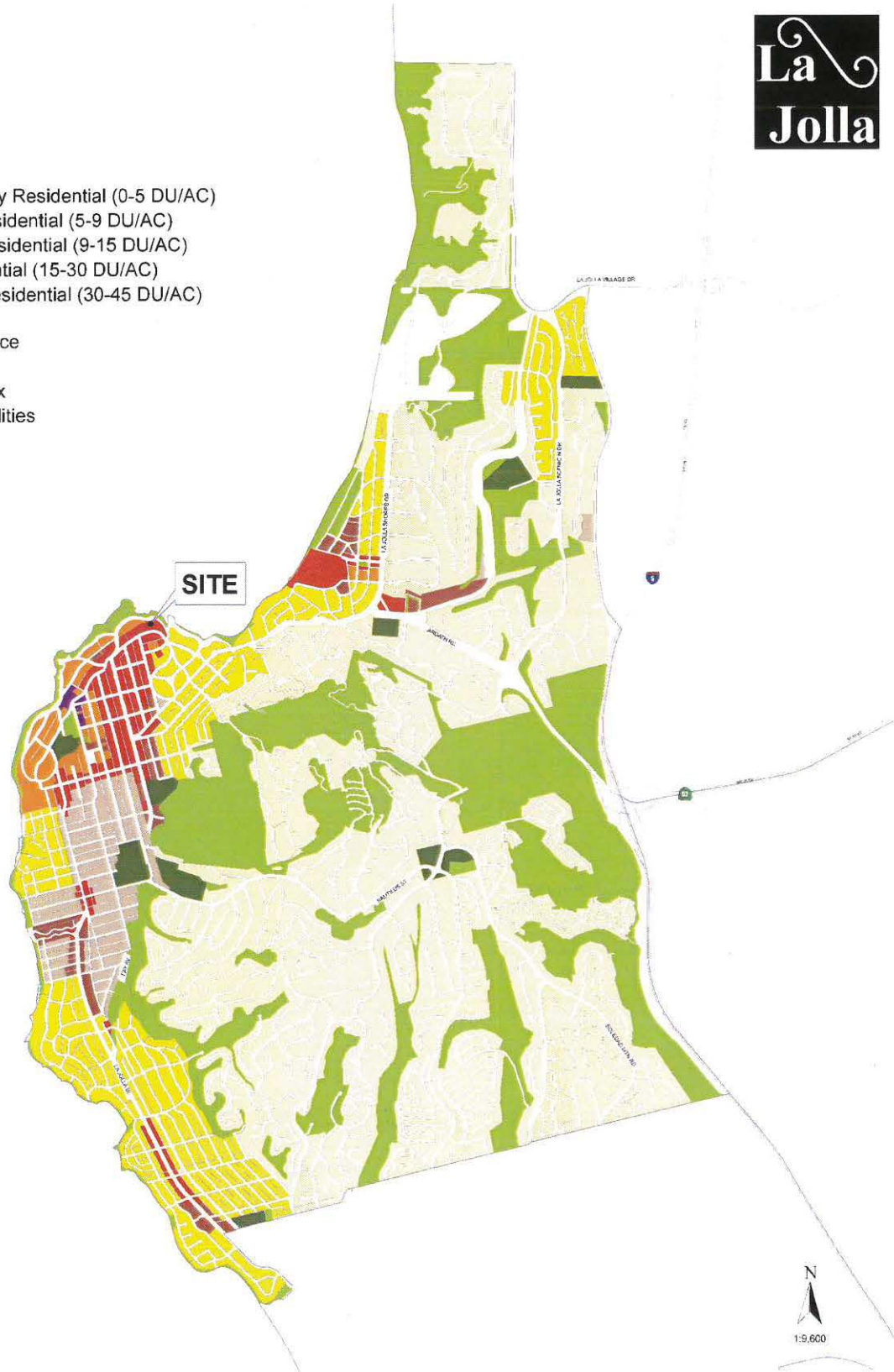
Attachments:

1. Community Plan Land Use Map
2. Project Location Map
3. Aerial Photograph
4. Project Plans
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation





- Legend
- Very Low Density Residential (0-5 DU/AC)
  - Low Density Residential (5-9 DU/AC)
  - Low Medium Residential (9-15 DU/AC)
  - Medium Residential (15-30 DU/AC)
  - Medium High Residential (30-45 DU/AC)
  - Commercial
  - Parks, Open Space
  - Schools
  - Cultural Complex
  - Community Facilities



## Community Land Use Map



**La Jolla Community Plan**  
City of San Diego Planning Department

To see all the details that are visible on the screen, use the "Print" link next to the map.



SITE





To see all the details that are visible on the screen, use the "Print" link next to the map.



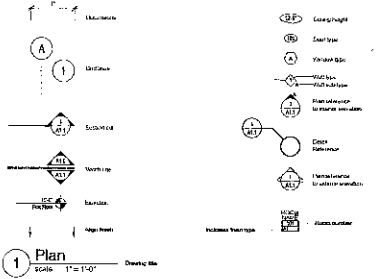
SITE



Abbreviations

Table of abbreviations and their corresponding full names, organized in two columns. Includes terms like A.B., A.C., A.D., A.E., A.F., A.G., A.H., A.I., A.J., A.K., A.L., A.M., A.N., A.O., A.P., A.Q., A.R., A.S., A.T., A.U., A.V., A.W., A.X., A.Y., A.Z., B.A., B.B., B.C., B.D., B.E., B.F., B.G., B.H., B.I., B.J., B.K., B.L., B.M., B.N., B.O., B.P., B.Q., B.R., B.S., B.T., B.U., B.V., B.W., B.X., B.Y., B.Z., C.A., C.B., C.C., C.D., C.E., C.F., C.G., C.H., C.I., C.J., C.K., C.L., C.M., C.N., C.O., C.P., C.Q., C.R., C.S., C.T., C.U., C.V., C.W., C.X., C.Y., C.Z., D.A., D.B., D.C., D.E., D.F., D.G., D.H., D.I., D.J., D.K., D.L., D.M., D.N., D.O., D.P., D.Q., D.R., D.S., D.T., D.U., D.V., D.W., D.X., D.Y., D.Z., E.A., E.B., E.C., E.D., E.E., E.F., E.G., E.H., E.I., E.J., E.K., E.L., E.M., E.N., E.O., E.P., E.Q., E.R., E.S., E.T., E.U., E.V., E.W., E.X., E.Y., E.Z., F.A., F.B., F.C., F.D., F.E., F.F., F.G., F.H., F.I., F.J., F.K., F.L., F.M., F.N., F.O., F.P., F.Q., F.R., F.S., F.T., F.U., F.V., F.W., F.X., F.Y., F.Z., G.A., G.B., G.C., G.D., G.E., G.F., G.G., G.H., G.I., G.J., G.K., G.L., G.M., G.N., G.O., G.P., G.Q., G.R., G.S., G.T., G.U., G.V., G.W., G.X., G.Y., G.Z., H.A., H.B., H.C., H.D., H.E., H.F., H.G., H.H., H.I., H.J., H.K., H.L., H.M., H.N., H.O., H.P., H.Q., H.R., H.S., H.T., H.U., H.V., H.W., H.X., H.Y., H.Z., I.A., I.B., I.C., I.D., I.E., I.F., I.G., I.H., I.I., I.J., I.K., I.L., I.M., I.N., I.O., I.P., I.Q., I.R., I.S., I.T., I.U., I.V., I.W., I.X., I.Y., I.Z., J.A., J.B., J.C., J.D., J.E., J.F., J.G., J.H., J.I., J.J., J.K., J.L., J.M., J.N., J.O., J.P., J.Q., J.R., J.S., J.T., J.U., J.V., J.W., J.X., J.Y., J.Z., K.A., K.B., K.C., K.D., K.E., K.F., K.G., K.H., K.I., K.J., K.K., K.L., K.M., K.N., K.O., K.P., K.Q., K.R., K.S., K.T., K.U., K.V., K.W., K.X., K.Y., K.Z., L.A., L.B., L.C., L.D., L.E., L.F., L.G., L.H., L.I., L.J., L.K., L.L., L.M., L.N., L.O., L.P., L.Q., L.R., L.S., L.T., L.U., L.V., L.W., L.X., L.Y., L.Z., M.A., M.B., M.C., M.D., M.E., M.F., M.G., M.H., M.I., M.J., M.K., M.L., M.M., M.N., M.O., M.P., M.Q., M.R., M.S., M.T., M.U., M.V., M.W., M.X., M.Y., M.Z., N.A., N.B., N.C., N.D., N.E., N.F., N.G., N.H., N.I., N.J., N.K., N.L., N.M., N.N., N.O., N.P., N.Q., N.R., N.S., N.T., N.U., N.V., N.W., N.X., N.Y., N.Z., O.A., O.B., O.C., O.D., O.E., O.F., O.G., O.H., O.I., O.J., O.K., O.L., O.M., O.N., O.O., O.P., O.Q., O.R., O.S., O.T., O.U., O.V., O.W., O.X., O.Y., O.Z., P.A., P.B., P.C., P.D., P.E., P.F., P.G., P.H., P.I., P.J., P.K., P.L., P.M., P.N., P.O., P.P., P.Q., P.R., P.S., P.T., P.U., P.V., P.W., P.X., P.Y., P.Z., Q.A., Q.B., Q.C., Q.D., Q.E., Q.F., Q.G., Q.H., Q.I., Q.J., Q.K., Q.L., Q.M., Q.N., Q.O., Q.P., Q.Q., Q.R., Q.S., Q.T., Q.U., Q.V., Q.W., Q.X., Q.Y., Q.Z., R.A., R.B., R.C., R.D., R.E., R.F., R.G., R.H., R.I., R.J., R.K., R.L., R.M., R.N., R.O., R.P., R.Q., R.R., R.S., R.T., R.U., R.V., R.W., R.X., R.Y., R.Z., S.A., S.B., S.C., S.D., S.E., S.F., S.G., S.H., S.I., S.J., S.K., S.L., S.M., S.N., S.O., S.P., S.Q., S.R., S.S., S.T., S.U., S.V., S.W., S.X., S.Y., S.Z., T.A., T.B., T.C., T.D., T.E., T.F., T.G., T.H., T.I., T.J., T.K., T.L., T.M., T.N., T.O., T.P., T.Q., T.R., T.S., T.T., T.U., T.V., T.W., T.X., T.Y., T.Z., U.A., U.B., U.C., U.D., U.E., U.F., U.G., U.H., U.I., U.J., U.K., U.L., U.M., U.N., U.O., U.P., U.Q., U.R., U.S., U.T., U.U., U.V., U.W., U.X., U.Y., U.Z., V.A., V.B., V.C., V.D., V.E., V.F., V.G., V.H., V.I., V.J., V.K., V.L., V.M., V.N., V.O., V.P., V.Q., V.R., V.S., V.T., V.U., V.V., V.W., V.X., V.Y., V.Z., W.A., W.B., W.C., W.D., W.E., W.F., W.G., W.H., W.I., W.J., W.K., W.L., W.M., W.N., W.O., W.P., W.Q., W.R., W.S., W.T., W.U., W.V., W.W., W.X., W.Y., W.Z., X.A., X.B., X.C., X.D., X.E., X.F., X.G., X.H., X.I., X.J., X.K., X.L., X.M., X.N., X.O., X.P., X.Q., X.R., X.S., X.T., X.U., X.V., X.W., X.X., X.Y., X.Z., Y.A., Y.B., Y.C., Y.D., Y.E., Y.F., Y.G., Y.H., Y.I., Y.J., Y.K., Y.L., Y.M., Y.N., Y.O., Y.P., Y.Q., Y.R., Y.S., Y.T., Y.U., Y.V., Y.W., Y.X., Y.Y., Y.Z., Z.A., Z.B., Z.C., Z.D., Z.E., Z.F., Z.G., Z.H., Z.I., Z.J., Z.K., Z.L., Z.M., Z.N., Z.O., Z.P., Z.Q., Z.R., Z.S., Z.T., Z.U., Z.V., Z.W., Z.X., Z.Y., Z.Z.

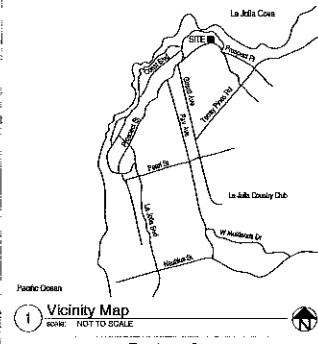
Symbols



General Notes

- 1. General Notes regarding project details, materials, and construction requirements. Includes notes on site conditions, utility locations, and specific instructions for the contractor.

Project Data



Project Data

Table containing project information such as Project Name, Address, Property Area, and other relevant details. Includes sections for GENERAL INFORMATION and PROJECT DATA.

Project Directory

Table listing project directory information, including contact details for various firms and individuals involved in the project.

Sheet Index

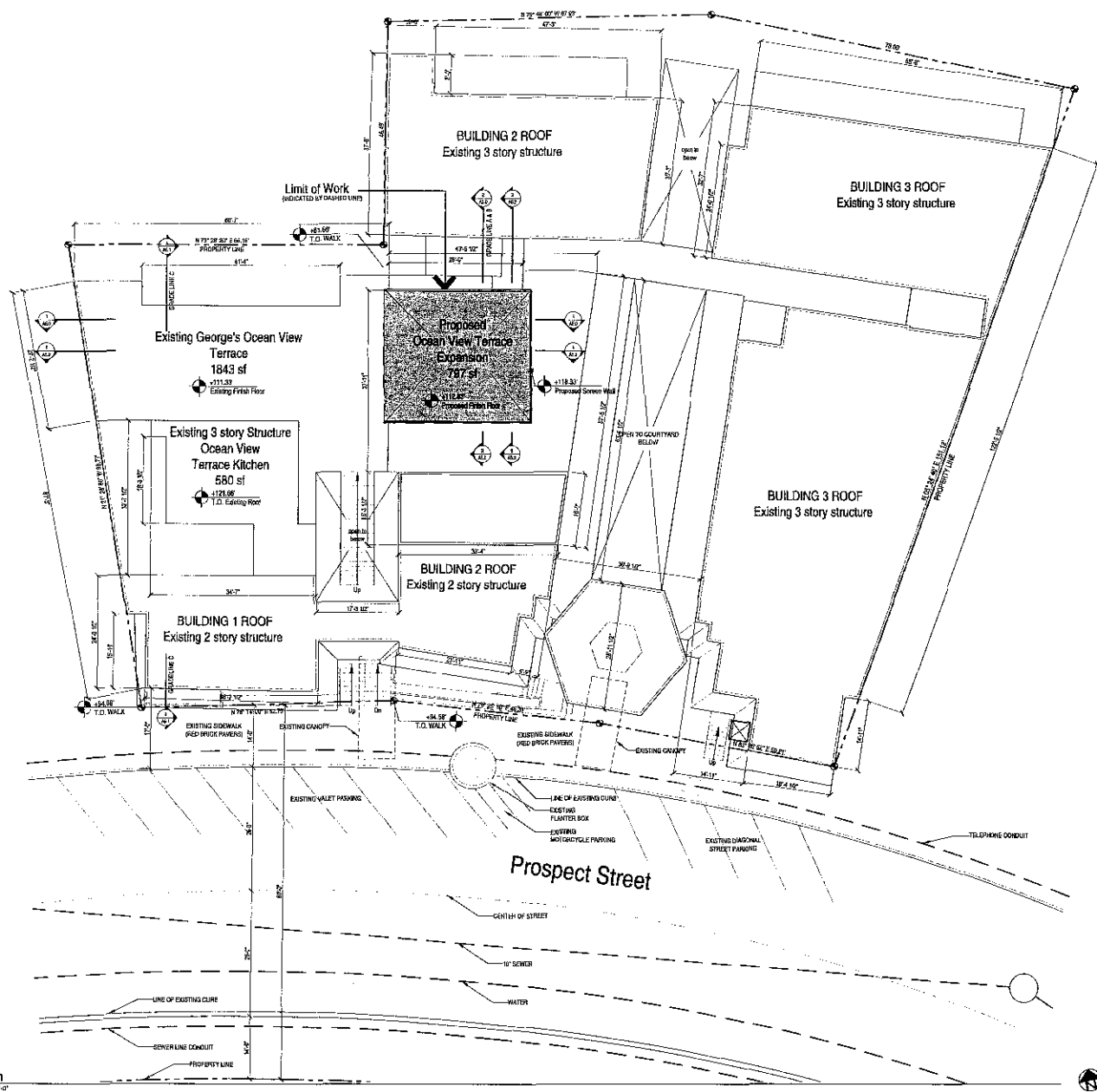
Table listing sheet index information, including sheet numbers and titles for the project drawings.

M.W. STEELE GROUP, INC. Coastal Development Permit. 1805 NEWTON AVENUE SUITE A SAN DIEGO CA 92110. TELEPHONE 619 230 0325. FACSIMILE 619 230 0335. WWW.MWSTEELE.COM. ARCHITECTURE | PLANNING

George's Oceanview Terrace Expansion. 1250 Hospital Street San Diego, CA 92037.

A0.0





**GENERAL NOTES:**

1. Prior to the issuance of any construction permit, the Owner/Permittee 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.
2. Prior to the issuance of any construction permit, the Owner/Permittee 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.

**M.W. STEELE GROUP, INC.**  
 1810 MENTON AVENUE | SUITE A  
 SAN DIEGO | CA | 92113  
 TELEPHONE 619 236 0325  
 FACSIMILE 619 236 0335  
 www.mwsteele.com  
 ARCHITECTURE | PLANNING

Coastal Development Permit

**George's Oceanview Terrace Expansion**  
 1250 Prospect Street  
 San Diego, CA 92037

Project Number	1214
Issue/Rev	1/28/2014/01
Drawn	MM/SM
Checked	SM

DESIGNED BY: [Signature]  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: [Signature]

NOT FOR CONSTRUCTION  
 SHEET SIZE: 42" x 30"  
 DO NOT SCALE DRAWINGS

Site Plan

**A1.0**

1 Site Plan  
 2014. 1/28/14

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**LEGEND**

- EXISTING
- DRAINAGE
- PROPERTY LINE

**NOTES**

1. EXISTING UTILITIES SHOWN IN CONFORMANCE WITH THE CALIFORNIA PUBLIC UTILITIES CODE.
2. THE PROPERTY LINE IS BASED ON THE RECORD PLANS OF THE PREVIOUS PERMIT.

**M.W. STEELE**  
 ARCHITECTURE | PLANNING  
 1000 S. G ST. #100  
 SAN DIEGO, CA 92110  
 TELEPHONE 619 238 0325  
 FACSIMILE 619 238 0325  
 WWW.MWSTEELE.COM

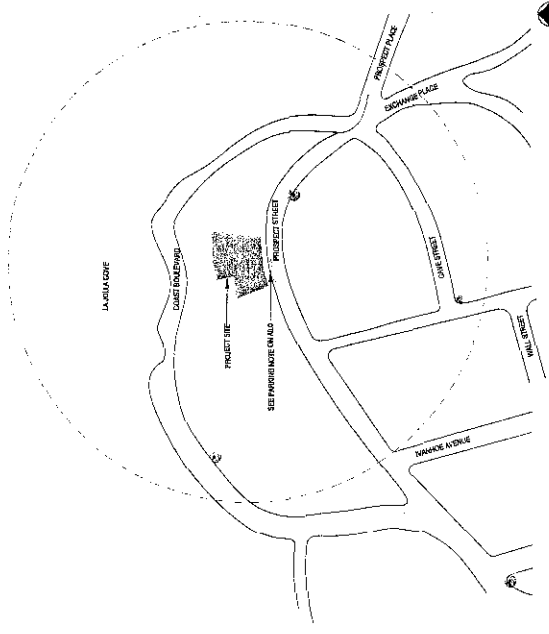
**George's Oceanview Terrace Expansion**  
 1000 S. G ST. #100  
 SAN DIEGO, CA 92110

**Coastal Development Permit**

NO.	DATE	DESCRIPTION
1	11/15/11	ISSUED
2	11/15/11	REVISION
3	11/15/11	REVISION
4	11/15/11	REVISION
5	11/15/11	REVISION
6	11/15/11	REVISION
7	11/15/11	REVISION
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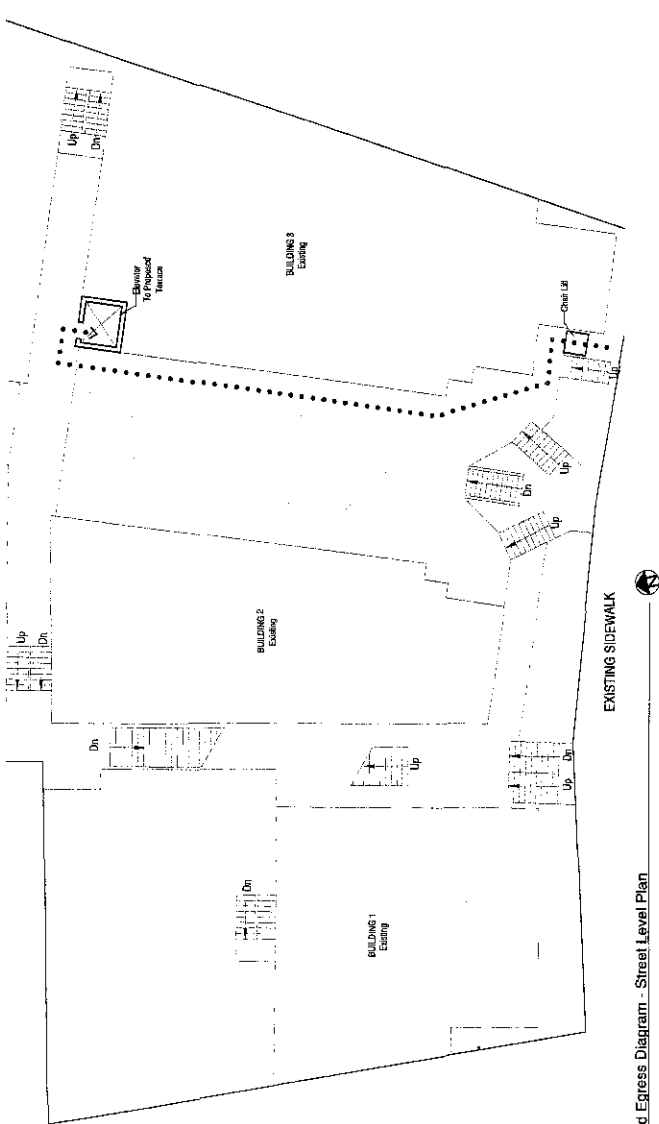
**Site Diagrams**

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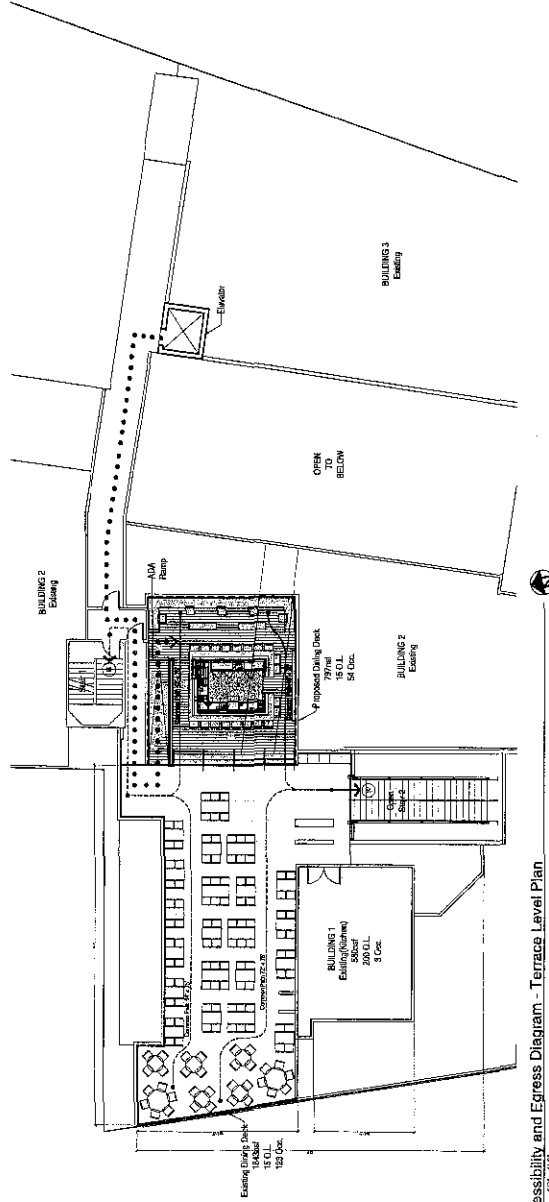


**1 Site Information Diagram**  
 DATE: 11/15/11

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1. Accessibility and Egress Diagram - Street Level Plan  
DATE: 10/11/17



2. Accessibility and Egress Diagram - Terrace Level Plan  
DATE: 10/11/17

**LEGEND**

- PROPOSED SPACE INCLUSION IN EXISTING
- ACCESSIBLE PATH OF TRAVEL
- CHARACTER OF PROFILE
- FIRE STOPPING
- DRAINAGE
- 800 VERTICAL CLEARANCE

**BUILDING CODE INFORMATION**

REG.	2014	Code	2014
Division	301	Code	301
Division	302	Code	302
Division	303	Code	303
Division	304	Code	304
Division	305	Code	305
Division	306	Code	306
Division	307	Code	307
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Division	326	Code	326
Division	327	Code	327
Division	328	Code	328
Division	329	Code	329
Division	330	Code	330

**NOTES**

1. ALL PROPOSED ACCESSIBLE PATHS SHALL BE 48" MINIMUM CLEARANCE WIDTH.
2. THERE ARE NO PROPOSED STAIRS OR RAMPWAYS ON THIS SITE.
3. THE PROPERTY LINE IS INDICATED BY FROM THE CURB OF PRINCIPAL STREET.

**Coastal Development Permit**

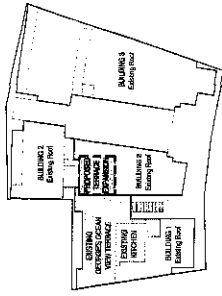
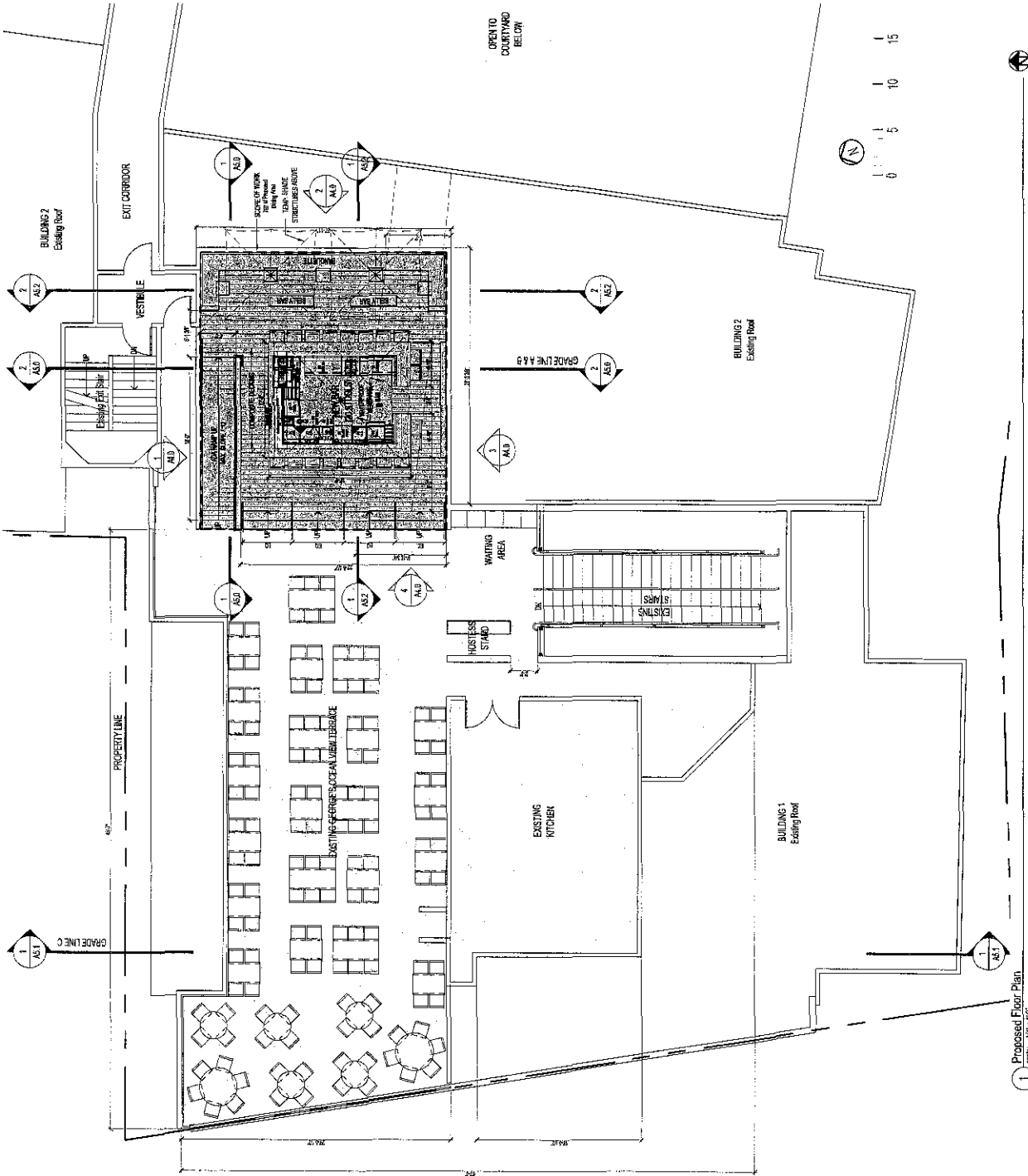
**M.W. STEELE GROUP, INC.**  
 1000 W. BROADWAY, SUITE 100  
 SAN DIEGO, CA 92101  
 TELEPHONE 619 238 8233  
 FACSIMILE 619 238 8234  
 WWW.MWSTEELGROUP.COM  
**ARCHITECTURE PLANNING**

**George's Oceanview Terrace Expansion**  
 1000 W. BROADWAY, SUITE 100  
 SAN DIEGO, CA 92101

COMPLIANCE CHECKLIST  
 1. ACCESSIBILITY AND EGRESS DIAGRAMS  
 2. SIGNAGE  
 3. ...

**A2.1**





**KEY PLAN**  
N.T.S.

**LEGEND**

- EXISTING SPACE NOT INCLUDED IN PERMIT
- PROPOSED SPACE INCLUDED IN PERMIT

**AREA ANALYSIS**

Existing Space: 154,440 sq. ft.  
 Proposed Addition: 154,440 sq. ft.  
 Total Area: 308,880 sq. ft.

**M.W. STEELE GROUP, INC.**  
 1000 SHORE PARKWAY SUITE 4  
 SAN DIEGO, CA 92111  
 TELEPHONE 619 238 9333  
 FACSIMILE 619 238 9339  
 WWW.MWSTEELE.COM  
 ARCHITECTURE | PLANNING

**George's Oceanview Terrace Expansion**  
 1550 GEORGE'S TERRACE  
 SAN DIEGO, CA 92107

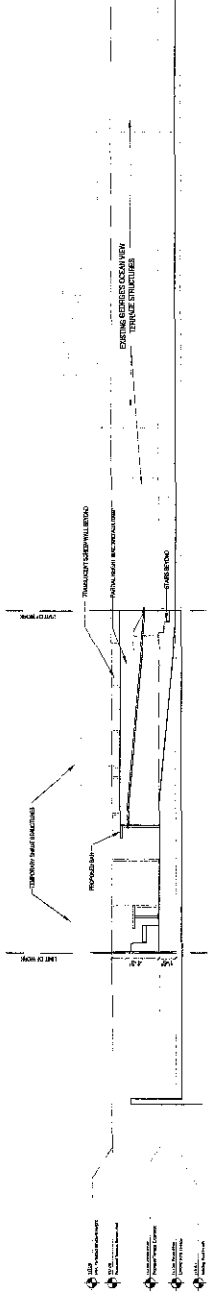
**Coastal Development Permit**

Proposed Floor Plan

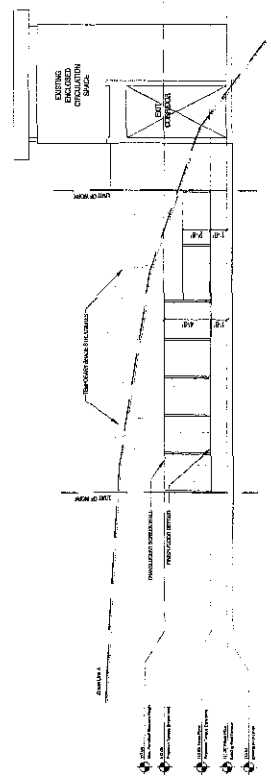
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**1 Proposed Floor Plan**  
 SCALE: 1/8" = 1'-0"

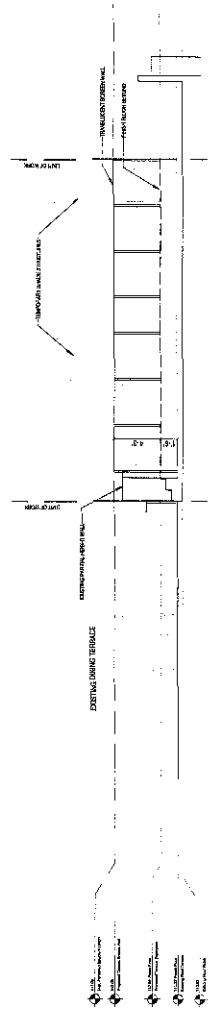
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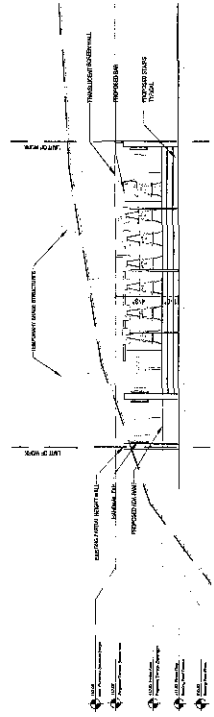
1 North Elevation  
SCALE: 1/8" = 1'-0"



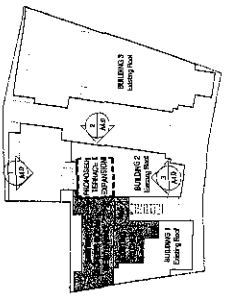
2 East Elevation  
SCALE: 1/8" = 1'-0"



3 South Elevation  
SCALE: 1/8" = 1'-0"



4 West Elevation  
SCALE: 1/8" = 1'-0"



KEY PLAN  
SCALE: 1/8" = 1'-0"

**M.W. STEELE GROUP, INC.**  
180 RIVINGTON AVENUE | SUITE A  
SAN DIEGO, CA 92113  
TELEPHONE 619 239 0333  
FACSIMILE 619 239 0333  
WWW.MWSTEELE.COM  
ARCHITECTURE | PLANNERS

**George's Oceanview Terrace Expansion**  
1201 Prospect Street  
San Diego, CA 92107

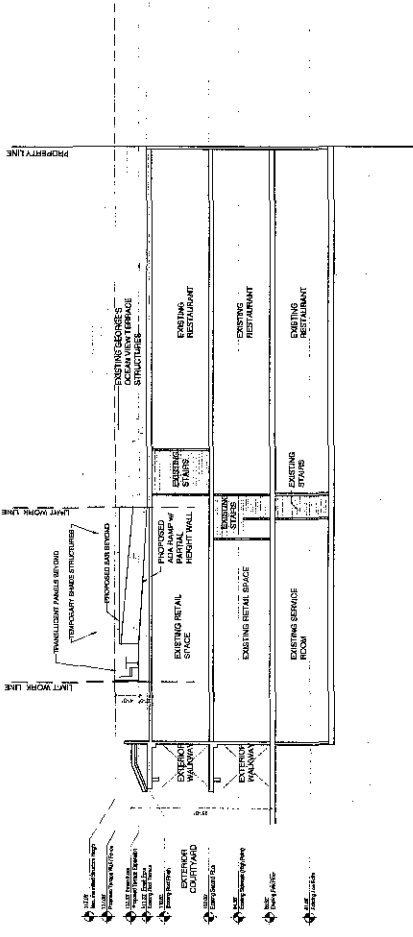
Coastal Development Permit

NOT FOR CONSTRUCTION  
OR NOT SCALE PERMITS

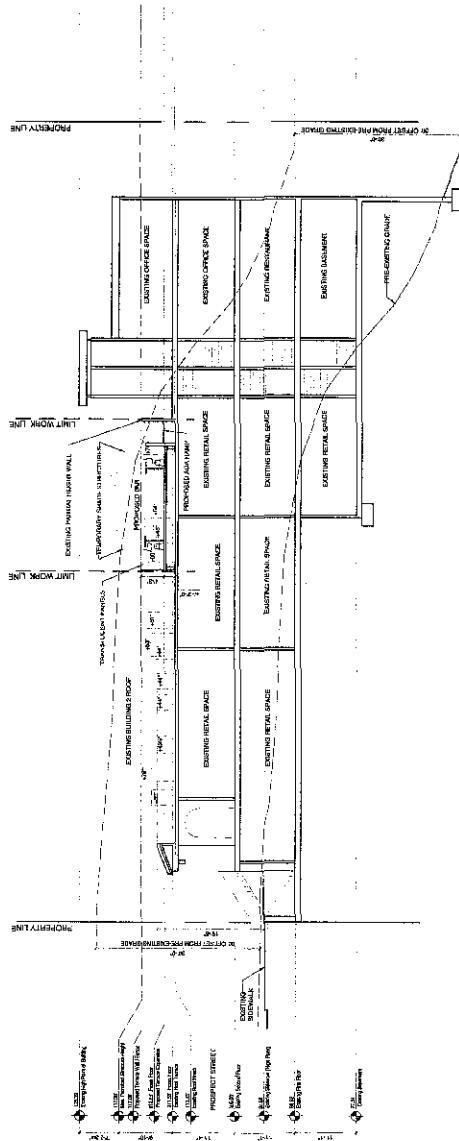
Elevations  
1/8" = 1'-0"

A4.0

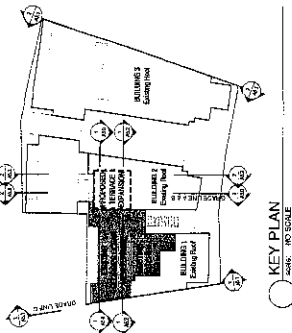
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1 Section - South  
Scale: 1/8" = 1'-0"



2 Section - West  
Scale: 1/8" = 1'-0"



KEY PLAN  
Scale: NO SCALE

LEGEND

- GRADE LINE AS SHOWN FROM PAVING SURFACE
- EXISTING GRADE AS SHOWN FROM SURVEY
- EXISTING GRADE AS SHOWN FROM SURVEY
- EXISTING GRADE AS SHOWN FROM SURVEY
- EXISTING GRADE AS SHOWN FROM SURVEY

**M.W. STEELE GROUP, INC.**  
100 NEWPORT AVENUE | SUITE A  
SAN DIEGO | CA | 92113  
TELEPHONE 619 239 0333  
FACSIMILE 619 239 0335  
WWW.MWSTEELE.COM  
ARCHITECTURE | PLANNING

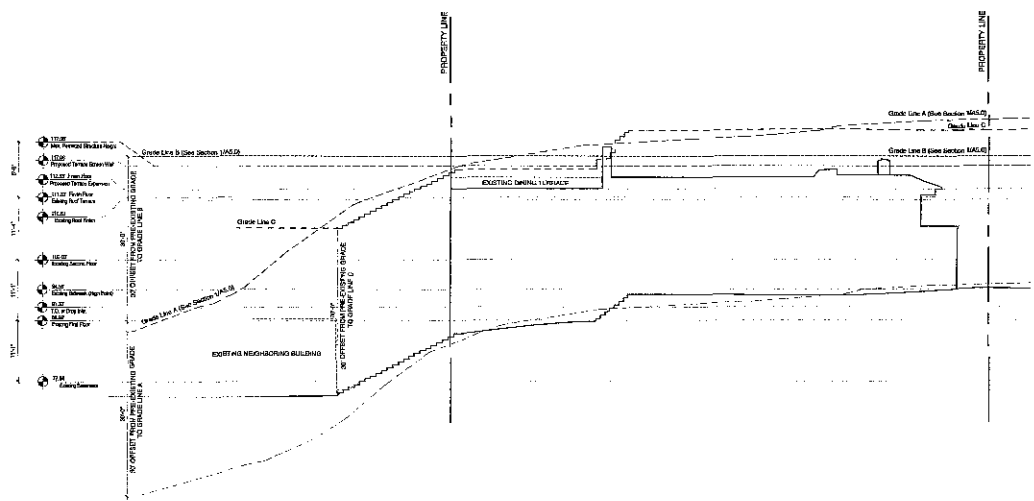
**George's Oceanview Terrace Expansion**  
1929 Prospect Street  
San Diego, CA 92107

**Coastal Development Permit**

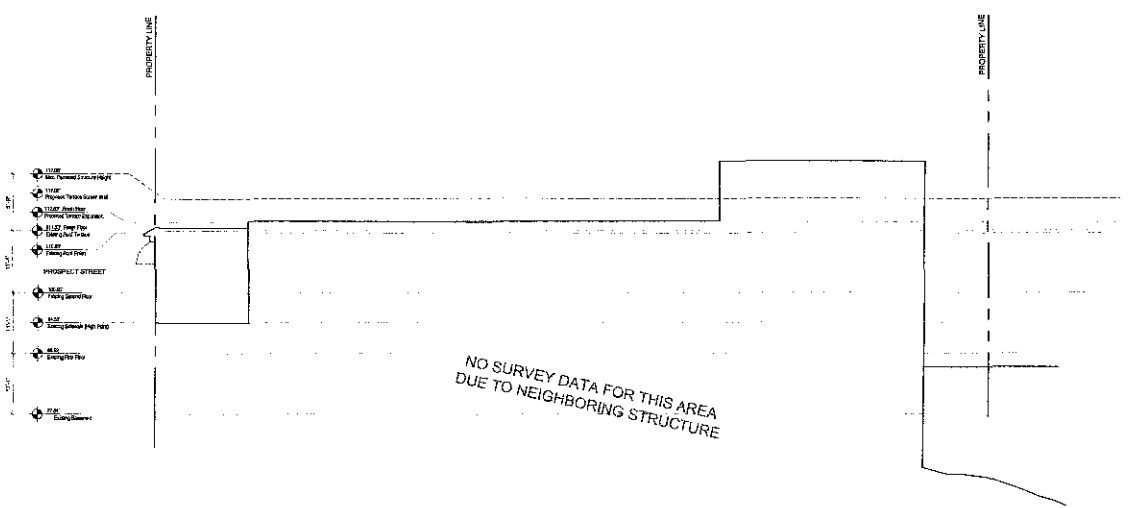
NO NEW CONSTRUCTION  
ON THIS SITE  
UNLESS PERMITTED BY THE  
CITY OF SAN DIEGO

A5.0

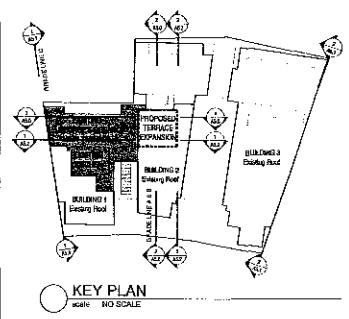




1 Section - East (Generating Grade Line C; See Section 1/A5.0)  
Scale: 1/8" = 1'-0"



2 Section - West (Survey - No Data for This Area)  
Scale: 1/8" = 1'-0"



LEGEND

- GRADE LINE A: 30' From Pro-Existing Grade
- GRADE LINE B: 20' From Existing F.F.
- GRADE LINE C: 30' from Grade B Section 1/A5.1

**M.W. STEELE GROUP, INC.**  
1325 NEWTON AVENUE | SUITE A  
SAN DIEGO | CA | 92112  
TELEPHONE 619 230 0325  
FACSIMILE 619 230 0335  
WWW.MWSTEELE.COM  
ARCHITECTURE | PLANNING

Coastal Development Permit  
Project No. 031  
Drawing No. 17-MW-0204  
Date: 08/11/04

**George's Oceanview Terrace Expansion**  
1250 Prospect Street  
San Diego, CA 92107

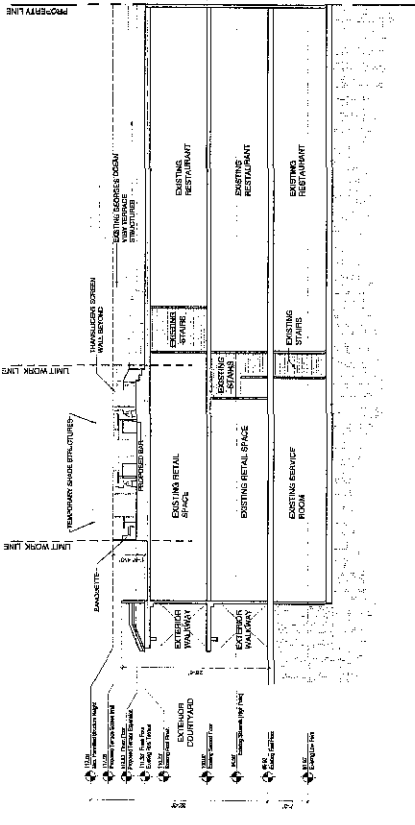
CONSTRUCTION PERMIT NO. 17-MW-0204  
DATE PERMIT GRANT 08/11/04  
DRAWING NO. 17-MW-0204

NOT FOR CONSTRUCTION  
SHEET SIZE: 42" x 36"  
DO NOT SCALE DRAWINGS

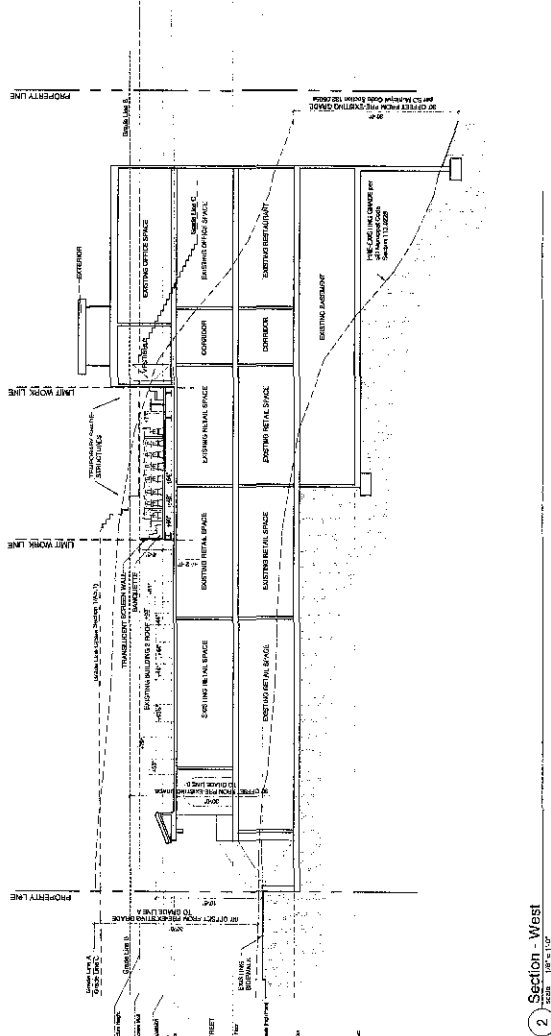
Sections

A5.1

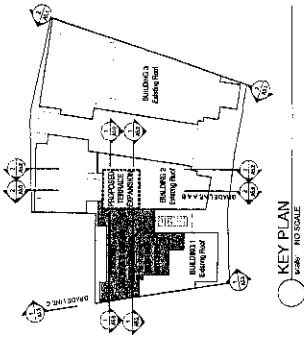
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1 Section - South  
Scale 1/8" = 1'-0"



2 Section - West  
Scale 1/8" = 1'-0"



KEY PLAN  
Scale: 1/4" = 1'-0"

LEGEND

- STRUCTURE: 30' from Existing Core
- STRUCTURE: 50' from Existing F.F.
- STRUCTURE: 30' from Rank & Section Wall.
- Existing Structural / Existing not detailed

**M.W. STEELE GROUP, INC.**  
 1850 NEWMARK AVENUE SUITE A  
 SAN DIEGO, CA 92118  
 TELEPHONE: 619 236 0332  
 FACSIMILE: 619 236 0355  
 WWW.MWSTEELGROUP.COM

**George's Oceanview Terrace Expansion**  
 1250 Phaedrus Street  
 San Diego, CA 92107

Coastal Development Permit

ALL INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY. CONTACT THE ARCHITECT FOR MORE INFORMATION.

Scale: 1/4" = 1'-0"

A5.2

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2 Photo - North  
scale: No Scale



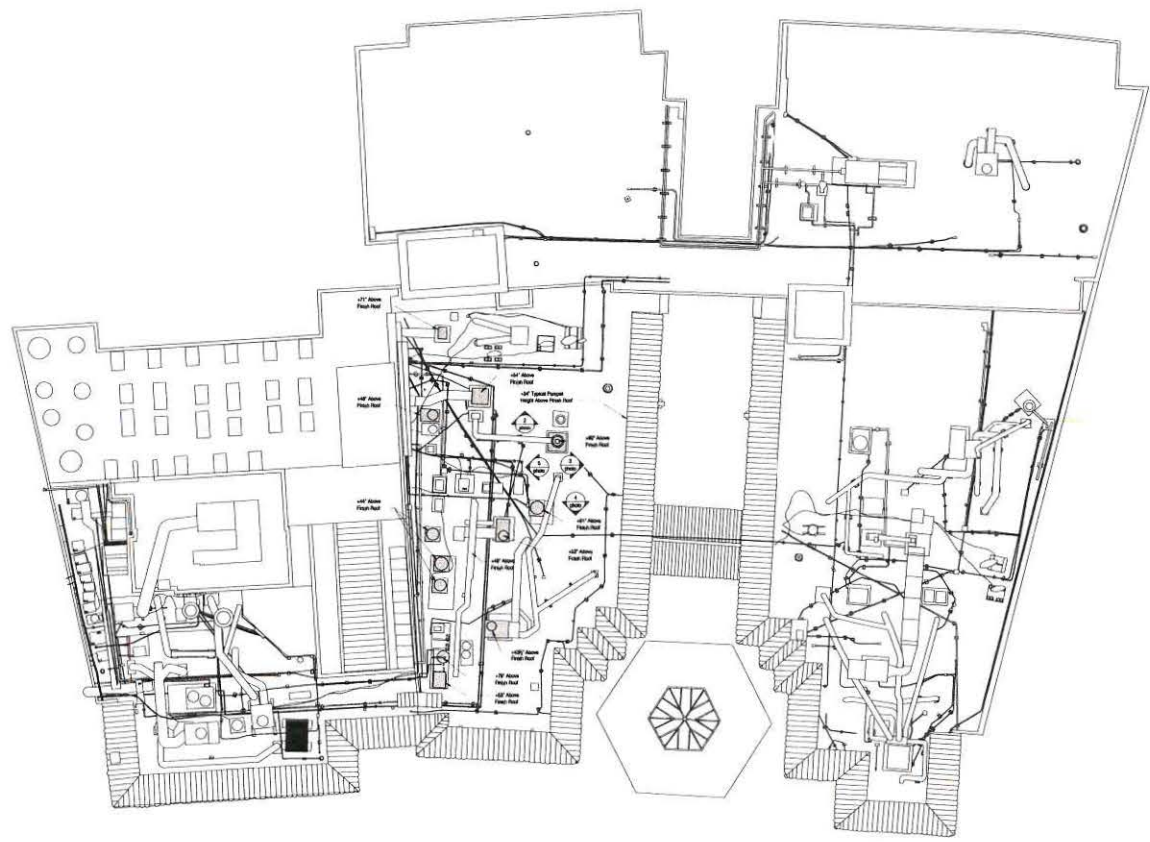
3 Photo - East  
scale: No Scale



4 Photo - South  
scale: No Scale



5 Photo - West  
scale: No Scale



1 Overall Roof Plan  
scale: 1/8" = 1'-0"

**M.W. STEELE GROUP, INC.**  
1805 NEWTON AVENUE | SUITE A  
SAN DIEGO | CA | 92113  
TELEPHONE 619 230 0325  
FACSIMILE 619 230 0335  
WWW.MWSTEELGROUP.COM  
ARCHITECTURE | PLANNING

Coastal Development Permit

Project Number	1201
Project Name	1201 MSEP 2014
Client	CDP
Contract	

**George's Oceanview Terrace Expansion**  
1250 Prospect Street  
San Diego, CA 92107

COMPLETE NEW PROJECTS LIST  
DATE: 10/28/14  
PROJECT NO: 1201  
PROJECT NAME: 1201 MSEP 2014  
PROJECT SHEETS: 11, 12, 2014

NOT FOR CONSTRUCTION  
SHEET SIZE: 42" x 30"  
DO NOT SCALE DRAWINGS

Existing Mechanical & Plumbing Units  
Roof Plan

**A6.0**



HEARING OFFICER RESOLUTION NO.  
COASTAL DEVELOPMENT PERMIT NO. 1276152  
Amending Coastal Development Permit/La Jolla Planned District Permit No. 90-0891  
**GEORGE'S AT THE COVE PROJECT NO. 362807**

WHEREAS, 1250 PROSPECT STREET L.P., a California limited liability partnership, Owner/Permittee, filed an application with the City of San Diego for a permit to increase a roof dining terrace by 797 square feet by converting other roof area to dining terrace (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1276152), on portions of an approximately 0.55 acre site;

WHEREAS, the project site is located at 1250 Prospect Street in the La Jolla Planned District-1A zone of the La Jolla Community Plan area;

WHEREAS, the project site is legally described as those portions of Lots 27, 28 and 29, Block 59 of La Jolla Park, according to Map thereof No. 352, filed March 22, 1887;

WHEREAS, on V13 - DATE, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1276152 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on [INSERT DATE], 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 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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, dated V19 - DATE.

FINDINGS:

**Coastal Development Permit - Section 126.0708**

A.

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 George's at the Cove project (Project) proposes to increase a roof dining terrace by 797 square feet by converting other roof area to dining terrace on a 0.55 acre site at 1250 Prospect Street in the La Jolla Planned District-1A zone of the La Jolla Community Plan area. The Project will be developed entirely within the private property and will not encroach upon any existing physical access way legally used by the

public or any proposed public accessway identified in a Local Coastal Program land use plan in as much as there is no existing physical access way legally used by the public or any proposed public accessways located on the private property. The Project will be constructed completely within the boundaries of the private property.

Visual resources to the Pacific Ocean are a very important resource to be protected in the community. The La Jolla Community Plan, Figure 9, identifies these specific resources and the type of resource. The project site is not identified on Figure 9 as having any public vantage points to visual resources identified in the La Jolla Community Plan. The proposed coastal development will have no effect upon public views to and/or along the ocean and/or other scenic coastal areas as specified in the Local Coastal Program land use plan. Furthermore, there are no public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan from this site or across this site to these visual resources. As such the Project will have no effect upon any existing physical access way legally used by the public or any proposed public accessway and will have no affect on public views to and along the ocean.

**2. The proposed coastal development will not adversely affect environmentally sensitive lands.** The George's at the Cove project (Project) proposes to increase a roof dining terrace by 797 square feet by converting other roof area to dining terrace on a 0.55 acre site at 1250 Prospect Street in the La Jolla Planned District-1A zone of the La Jolla Community Plan area. The site is a developed suburban property. The site does not contain any environmentally sensitive lands or environmentally sensitive resources and as such the proposed coastal development will not adversely affect any 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 George's at the Cove project (Project) proposes to increase a roof dining terrace by 797 square feet by converting other roof area to dining terrace on a 0.55 acre site at 1250 Prospect Street in the La Jolla Planned District-1A zone of the La Jolla Community Plan area. The adopted La Jolla Community Plan designates this site for Community Commercial uses and the Project is consistent with this designation. The Project complies with all regulations of the certified Implementation Program for the adopted La Jolla Community 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 George's at the Cove project (Project) proposes to increase a roof dining terrace by 797 square feet by converting other roof area to dining terrace on a 0.55 acre site at 1250 Prospect Street in the La Jolla Planned District-1A zone of the La Jolla Community Plan area. The site is not located between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. As such the Project and approval of the coastal development permit will have no effect upon 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, Coastal Development Permit No. 1276152 is hereby GRANTED by the Hearing Officer to the referenced

Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1276152, a copy of which is attached hereto and made a part hereof.

---

John S. Fisher  
Development Project Manager  
Development Services

Adopted on: V27 - DATE OF APPROVAL

Job Order No. 24004516

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: 24004516

**COASTAL DEVELOPMENT PERMIT NO. 1276152**  
Amending Coastal Development Permit/La Jolla Planned District Permit No. 90-0891  
**GEORGE'S AT THE COVE PROJECT NO. 362807**  
HEARING OFFICER

This Coastal Development Permit No. 1276152, amending Coastal Development Permit/La Jolla Planned District Permit No. 90-0891, is granted by the Hearing Officer of the City of San Diego to 1250 PROSPECT STREET L.P., a California limited liability partnership, Owner/Permittee, pursuant to San Diego Municipal Code section 126:0708. The approximately 0.55 acre site is located at 1250 Prospect Street in the La Jolla Planned District-1A zone of the La Jolla Community Plan area. The project site is legally described as those portions of Lots 27, 28 and 29, Block 59 of La Jolla Park, according to Map thereof No. 352, filed March 22, 1887.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to increase a roof dining terrace by 797 square feet by converting other roof area to dining terrace described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date], on file in the Development Services Department.

The project shall include:

- a. Conversion of 797 square feet of roof area to increase a roof dining terrace;
- b. Off-street parking;
- c. 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 [ENTER DATE including the appeal time].
2. 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, or following all appeals.
3. 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.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).
8. 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.



9. 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.

10. 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.

11. 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:**

12. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the enhanced paving and canopy located within Prospect Street right-of-way, satisfactory to the City Engineer.

13. Prior to the issuance of any building permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

14. Prior to the issuance of any building permit, the Owner/Permittee 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.

15. Prior to the issuance of any building permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

**PLANNING/DESIGN REQUIREMENTS:**

16. 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.

17. All signs associated with this development shall be consistent with sign criteria established by the City-wide sign regulations.

18. 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.

**TRANSPORTATION REQUIREMENTS:**

19. No fewer than 14 off-street parking spaces shall be provided by valet service for the restaurant/business.

20. Prior to the issuance of a building permit, a current contract with an approved valet service, with a valid valet permit issued by the City of San Diego, shall be provided to the Development Services Department. All conditions and requirements of the contract and valid valet permit must be adhered to, and be verifiable upon request, satisfactory to the Development Services Department in accordance with the San Diego Municipal Code.

**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[**INSERT Approval Date**] by HEARING OFFICER RESOLUTION NO. [Approved Resolution Number].

DRAFT

Permit Type/PTS Approval No.: CDP No. 1276152  
Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

---

John S. Fisher  
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.

**1250 PROSPECT STREET L.P.,**  
a California limited liability partnership  
Owner/Permittee

By \_\_\_\_\_  
George Hauer  
President

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

NOTICE OF EXEMPTION

ATTACHMENT 7

(Check one or both)

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

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

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

PROJECT NO.: 362807

PROJECT TITLE: George's at the Cove

PROJECT LOCATION-SPECIFIC: The project is located at 1250 Prospect Street La Jolla, CA 92037, within the La Jolla Community Plan area.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Coastal Development Permit (CDP) to make improvements to an existing restaurant by converting a flat rooftop area into a 797 square foot dining terrace. The proposed terrace would include a new open-air dining area and bar. The proposed expansion complies with height and bulk regulations and is located on a project site that is currently developed and all public utilities are in place to serve the restaurant.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: George Hauer, 1250 Prospect Street La Jolla, CA 92037. (858) 459-4664.

EXEMPT STATUS: (CHECK ONE)

- ( ) MINISTERIAL (SEC. 21080(b)(1); 15268);
( ) DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
( ) EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
(X) CATEGORICAL EXEMPTION: SECTION 15301(EXISTING FACILITIES)
( ) STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) which allows for the addition of up to 10,000 square-feet to existing structures in areas where all public services and facilities are available and where the project would not be located on a site containing sensitive resources. Since the 797 square foot project is located in an area where public services exist and is devoid of sensitive resources the project qualifies to be categorical exempt from CEQA and the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

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

Handwritten signature and title: SENIOR PLANNER

12/18/14
DATE

- (X) SIGNED BY LEAD AGENCY
( ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:





P.O. BOX 889  
LA JOLLA  
CALIFORNIA 92038

LA JOLLA COMMUNITY PLANNING ASSOCIATION

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

<http://www.LaJollaCPA.org> Email: [Info@LaJollaCPA.org](mailto:Info@LaJollaCPA.org)

**Regular Meeting – 4 September 2014**

**Attention:** John Fisher, PM, City of San Diego

**Project:** George’s At the Cove CDP  
1250 Prospect Street  
PN: 362807

**Motion:** To accept the recommendation of the DPR Committee that : Findings CAN be made for a Coastal Development Permit to increase a roof dining terrace by 800 square feet by converting other roof area to dining terrace at 1250 Prospect Street, and with the annotation on the plan dated August 19, 2014 [“George Hauer, the applicant, agrees to either install or cause to have installed mechanical equipment screening to conceal from view the existing and new mechanical equipment on the roof of the building”] **Vote: 10-4-1**

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

4 Sept 2014

Date