The City of San Diego

REPORT TO THE HEARING OFFICER

HEARING DATE: March 18, 2015
REPORT NO. HO-15-009

ATTENTION: HEARING OFFICER

SUBJECT: LASKA RESIDENCE ADDITION; PROJECT NO. 363511
PROCESS 3

LOCATION: 8151 Calle Del Cielo

OWNER/ APPLICANT: Laska-Ridberg Revocable Trust/
Mark S. Laska and Julie Ridberg

SUMMARY

Requested Action: Should the Hearing Officer approve the proposed 3,283 square foot addition, 775 square foot underground garage and 313 square foot basement additions, and remodel of an existing single-family dwelling unit on a 0.46 acre site located at 8151 Calle Del Cielo in the La Jolla Shores Planned District within the La Jolla Community Plan and Local Coastal Program Land Use Plan Area?

Staff Recommendation: APPROVE Coastal Development Permit No. 1274347 and Site Development Permit No. 1274348.

Community Planning Group Recommendation: On August 7, 2014, the La Jolla Community Planning Association voted 12-1-2 to recommend approval of the project (Attachment 9).

Other Recommendations: On August 19, 2014, the La Jolla Shores Advisory Board voted 5-0-1 to recommend approval of the project (Attachment 10).

Environmental Review: This project is exempt from environmental review pursuant to Article 19, Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA). The project proposes additions and remodel of an existing single-family dwelling unit. The environmental exemption determination for this project was made on December 17, 2014, and the opportunity to appeal that determination ended January 2, 2015 (Attachment 11). This project is not pending an appeal of the environmental determination.
BACKGROUND

The proposed project site is located at 8151 Calle Del Cielo (Attachment 1), north of Avenida De La Playa (Attachment 2). The property is in the SF Zone of the La Jolla Shores Planned District (Attachment 3) within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Attachment 4), Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, and the Parking Impact Overlay Zone for Coastal Impact Areas. The zoning designation is a single family residential zone which allows for the development of a single dwelling unit. The La Jolla Community Plan (LJCP) designates the proposed project site for Very Low Density Residential land use at 0-5 dwelling units per acre (DU/AC). The project site, occupying 0.46 acres, could accommodate one dwelling unit based on the underlying zone and 0-2 dwelling units based on the community plan. The surrounding properties have been previously graded and developed with existing single-family dwelling units. The properties are zoned SF Zone within the La Jolla Shores Planned District (LJSPD), and the land use designation is Very Low Density Residential at 0-5 DU/AC.

The project site is an interior lot with frontage on Calle Del Cielo. The parcel has been previously graded and developed with an existing single-family dwelling unit. The existing single-family dwelling unit was permitted on June 30, 1959, pursuant to Building Permit No. B15599. From 1995 through 2012, the property had several building permits for interior remodel, additions, and a garage conversion that converted portion of the garage into a playroom. A historical assessment was performed and City staff has determined that the property and associated structure would not be considered historically or architecturally significant in terms of architectural style, appearance, design, or construction associated with important persons or events in history. In addition, the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

DISCUSSION

Project Description:

The project proposes a remodel of an existing single-family dwelling unit that includes a 3,283 square foot addition (427 square foot first floor addition and 2,856 square foot second floor addition), a new 775 square foot underground garage and 313 square foot basement (not included in the gross floor area (GFA)), and associated site improvements on a 0.46 acre site. The remodeled single-family dwelling unit would consist of a three car garage and mud room on the basement level and the main living area on first floor include the living room, kitchen, dining room, office, study, playroom, and one bedroom and bathroom. The second floor would consist of the master bedroom, four additional bedrooms, a den/study, bathrooms, and two decks, which one of the decks will provide access to the roof top eco garden above the second floor. As a component of the proposed project, the structure incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project’s projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.
The property is an interior lot, and is located approximately 1,920 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea. Calle Del Cielo at this location is not designated as a physical accessway or view corridor, and does not contain intermittent or partial vistas, viewsheds or scenic overlooks within the adopted LJCP and Local Coastal Program Land Use Plan. The Residential Element of the LJCP identifies Community Character as common development pattern and streetscape themes throughout the neighborhood. Elements of character are illustrated through bulk and scale, street and site fixtures, and materials and colors used in pavement and in structural design. One of the goals within the LJCP is to maintain the character of the residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes, and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures.

Calle Del Cielo at this location has been developed with one and two story single-family dwelling units of various architectural styles. The proposed remodel and additions incorporates various horizontal and vertical offsetting planes of various materials and colors to address the visual relationship to exist between the bulk and scale of the existing surrounding neighborhood.

The site is approximately 149 feet above Mean Sea Level (MSL) and is located above the 100-year floodplain. The site is not within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA) and does not contain any other type of Environmental Sensitive Lands (ESL) as defined in San Diego Municipal Code (SDMC) Section 113.0103. The project proposes a maximum building height of 25 feet 11 inches, so the building and any projections will not exceed the maximum 30 foot height limit allowed by the Coastal Height Limitation Overlay Zone. The project is not requesting nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site.

Development of the proposed project requires the approval of a Process Two Coastal Development Permit (CDP) for coastal development in the Non-Appealable Area 2 of the Coastal Overlay Zone, and a Process 3 Site Development Permit (SDP) for development within the LJSPD.

Conclusion:

The project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted LJCP, LJSPD, Local Coastal Program Land Use Plan, SDMC, and the General Plan. Therefore, staff recommends to the Hearing Officer to approve the CDP and SDP as presented.

ALTERNATIVES

1. **APPROVE** Coastal Development Permit No. 1274347 and Site Development Permit No. 1274348, with modifications.
2. **DENY** Coastal Development Permit No. 1274347 and Site Development Permit No. 1274348, *if the findings required to approve the project cannot be affirmed*.

Respectfully submitted,

[Signature]

Jeffrey A. Peterson  
Development Project Manager  
Development Services Department

PETERSO/N/JAP

Attachments:

1. Location Map  
2. Aerial Photograph  
3. Zoning Map  
4. Community Plan Land Use Map  
5. Project Data Sheet  
6. Project Plans  
7. Draft CDP and SDP Permit with Conditions  
8. Draft CDP and SDP Resolution with Findings  
9. La Jolla Community Planning Association Recommendation  
10. La Jolla Shores Advisory Board Recommendation  
11. Environmental Exemption  
12. Ownership Disclosure Statement  
13. Project Chronology  
14. Copy of Public Notice (forwarded to HO)  
15. Copy of Project Plans (full size-forwarded to HO)

Internal Order No. 24004533
Location Map
Laska Residence - Project No. 363511
8151 Calle Del Cielo

North
Aerial Photograph
Laska Residence - Project No. 363511
8151 Calle Del Cielo

Project Site
Zoning Map
Laska Residence - Project No. 363511
8151 Calle Del Cielo

Project Site

LJSPD-SF
R-301263
02/28/2006

LJSPD-V
R-301263
02/28/2006

OP-1-1
R-301263
02/28/2006

North

ATTACHMENT 3
La Jolla Community Plan Land Use Map

Laska Residence - Project No. 363511
8151 Calle Del Cielo
## PROJECT DATA SHEET

<table>
<thead>
<tr>
<th>PROJECT NAME:</th>
<th>Laska Residence Addition - Project No. 363511</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT DESCRIPTION:</td>
<td>Remodel of an existing single-family dwelling unit that includes a 3,283 square foot addition (427 square foot first floor addition and 2,856 square foot second floor addition), a new 775 square foot underground garage and 313 square foot basement (not included in the gross floor area (GFA)), and associated site improvements.</td>
</tr>
<tr>
<td>COMMUNITY PLAN AREA:</td>
<td>La Jolla</td>
</tr>
<tr>
<td>DISCRETIONARY ACTIONS:</td>
<td>Coastal Development Permit and Site Development Permit</td>
</tr>
<tr>
<td>COMMUNITY PLAN LAND USE DESIGNATION:</td>
<td>Very Low Density Residential (0-5 dwelling units per acre)</td>
</tr>
</tbody>
</table>

### ZONING INFORMATION:

| ZONE: | SF (Single Family) of LJSPD |
| HEIGHT LIMIT: | 30-foot maximum height limit |
| LOT SIZE: | Any size legal lot |
| FLOOR AREA RATIO: | NA |
| LOT COVERAGE: | 60 percent |
| FRONT SETBACK: | General Conformity to the Neighborhood |
| SIDE SETBACK: | General Conformity to the Neighborhood |
| STREETSIDE SETBACK: | NA |
| REAR SETBACK: | General Conformity to the Neighborhood |
| PARKING: | 2 |

### ADJACENT PROPERTIES:

<table>
<thead>
<tr>
<th>ADJACENT PROPERTIES:</th>
<th>LAND USE DESIGNATION &amp; ZONE</th>
<th>EXISTING LAND USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH:</td>
<td>Very Low Density Residential; SF</td>
<td>Single Family Residence</td>
</tr>
<tr>
<td>SOUTH:</td>
<td>Very Low Density Residential; SF</td>
<td>Single Family Residence</td>
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<tr>
<td>EAST:</td>
<td>Very Low Density Residential; SF</td>
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</tr>
<tr>
<td>WEST:</td>
<td>Very Low Density Residential; SF</td>
<td>Single Family Residence</td>
</tr>
</tbody>
</table>

### DEVIATIONS OR VARIANCES REQUESTED:

None

### COMMUNITY PLANNING GROUP RECOMMENDATION:

On August 7, 2014, the La Jolla Community Planning Association voted 12-1-2 to recommend approval of the project. On August 19, 2014, the La Jolla Shores Advisory Board voted 5-0-1 to recommend approval of the project.
LASKA RESIDENCE ADDITION
8151 Calle Del Cielo
La Jolla, CA 92037

COASTAL DEVELOPMENT PERMIT SET
ELEVATION NOTES:
1. The roof surface shall be sloped a minimum of 4:12.
2. The roof drain shall be approved by the Architectural Control Committee.
3. The roof surface shall be installed with a minimum 60 mil membrane.
4. The roof surface shall be protected with a minimum 2" of rigid insulation.
5. The roof surface shall be installed with a minimum 1/2" of rigid insulation.
6. The roof surface shall be protected with a minimum 2" of rigid insulation.
7. The roof surface shall be installed with a minimum 1/2" of rigid insulation.
8. The roof surface shall be protected with a minimum 2" of rigid insulation.
9. The roof surface shall be installed with a minimum 1/2" of rigid insulation.
10. The roof surface shall be protected with a minimum 2" of rigid insulation.

COLOR PALETTE:

- RAL 02070 red
- RAL 02090 orange
- RAL 02110 brown
- RAL 02130 yellow
- RAL 02150 green
- RAL 02170 blue
- RAL 02190 purple
- RAL 02210 pink
- RAL 02230 gray
- RAL 02250 black
- RAL 02270 white
- RAL 02290 off-white

ELEVATION A - NORTH

ELEVATION B - EAST

SHEET TITLE:

ELEVATIONS
This Coastal Development Permit No. 1274347 and Site Development Permit No. 1274348 are granted by the Hearing Officer of the City of San Diego to the LASKA-RIDBERG REVOCABLE TRUST, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0504 and 126.0708. The 0.46-acre site is located at 8151 Calle Del Cielo in the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Plan and Local Coastal Program Land Use Plan, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone for Coastal Impact Areas, and Council District 1. The project site is legally described as: Lot 26 of La Jolla Del Norte Unit No. 2, in the City of San Diego, State of California, according to Map thereof No. 3469, filed in the Office of the County Recorder of San Diego County, July 20, 1956.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the additions and remodel of an existing single-family dwelling unit, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 18, 2015, on file in the Development Services Department.

The project shall include:

a. Remodel of an existing single-family dwelling unit that includes a 3,283 square foot addition (427 square foot first floor addition and 2,856 square foot second floor addition), a new 775 square foot underground garage and 313 square foot basement (not included in the gross floor area [GFA]), and associated site improvements on a 0.46-acre site;

b. Landscaping (planting, irrigation and landscape related improvements);
c. Off-street parking;

d. Construction of associated site improvements (i.e. hardscape and site walls).

e. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project’s projected energy consumption; and

f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer’s requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 2, 2018.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

   a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

   b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies
including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The 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.

8. Construction plans shall be in substantial conformity to Exhibit “A.” Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the 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. 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:

11. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practice (BMP) maintenance, satisfactory to the City Engineer.

12. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices (BMPs) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

13. 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.

14. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing driveway with City standard driveway, on Calle Del Cielo, satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

15. Prior to issuance of a grading or building 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.’

16. 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.”

17. 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.

18. All landscaping shall be completed within six (6) months of occupancy or within one year of the notice of completion of a residence, whichever occurs earlier.

19. All landscaping and irrigation shall be developed in conformance with the Landscape Guidelines of the Land Development Manual.

20. 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:

21. Owner/Permittee shall maintain a minimum of two (2) 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.

22. 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.

23. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project’s projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

24. 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.

GEOLOGY REQUIREMENTS:

25. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

26. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service outside of any driveway, and the disconnection at the main of the existing unused water service adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

27. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) [BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

28. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.
29. The Owner/Permittee shall design and construct all proposed public water and sewer facilities in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

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 March 18, 2015, and Resolution No. HO-_____.

Page 6 of 7
Permit Type/PTS Approval No.: CDP No. 1274347 & SDP No. 1274348
Date of Approval: March 18, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Jeffrey A. Peterson
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.

LASKA-RIDBERG REVOCABLE TRUST,
Owner/Permittee

By ____________________________

Mark S. Laska
Trustee of the Laska-Ridberg Revocable Trust

LASKA-RIDBERG REVOCABLE TRUST,
Owner/Permittee

By ____________________________

Julie Ridberg
Trustee of the Laska-Ridberg Revocable Trust

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.
WHEREAS, LASKA-RIDBERG REVOCABLE TRUST, Owner and Permittee, filed an application with the City of San Diego for a permit to construct a 3,283 square foot addition, 775 square foot underground garage and 313 square foot basement additions, and remodel of an existing single-family dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1274347 and No. 1274348), on portions of a 0.46-acre site;

WHEREAS, the project site is located at 8151 Calle Del Cielo in the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Plan and Local Coastal Program Land Use Plan, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone for Coastal Impact Areas, and Council District 1;

WHEREAS, the project site is legally described as: Lot 26 of La Jolla Del Norte Unit No. 2, in the City of San Diego, State of California, according to Map thereof No. 3469, filed in the Office of the County Recorder of San Diego County, July 20, 1956;

WHEREAS, on March 18, 2015, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1274347 and Site Development Permit No. 1274348 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on December 17, 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 Article 19, Section 15303 (New Construction or Conversion of Small Structures); 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 March 18, 2015.

FINDINGS:

I. 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; and
The 0.46-acre site is located at 8151 Calle Del Cielo, north of Avenida De La Playa. The project proposes a remodel of an existing single-family dwelling unit that includes a 3,283 square foot addition (427 square foot first floor addition and 2,856 square foot second floor addition), a new 775 square foot underground garage and 313 square foot basement (not included in the gross floor area (GFA)), and associated site improvements. The remodeled single-family dwelling unit would consist of a three car garage and mud room on the basement level and the main living area on first floor include the living room, kitchen, dining room, office, study, playroom, and one bedroom and bathroom. The second floor would consist of the master bedroom, four additional bedrooms, a den/study, bathrooms, and two decks, which one of the decks will provide access to the roof top eco garden above the second floor. As a component of the proposed project, the structure incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project’s projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The property is an interior lot, and is located approximately 1,920 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea. Calle Del Cielo at this location is not designated as a physical accessway or view corridor, and does not contain intermittent or partial vistas, viewsheds or scenic overlooks within the adopted La Jolla Community Plan (LJCP) and Local Coastal Program Land Use Plan.

The project proposes a maximum building height of 25 feet 11 inches, so the building and any projections will not exceed the maximum 30 foot height limit allowed by the Coastal Height Limitation Overlay Zone (CHLOZ). The project is not requesting nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development has been designed to meet the development regulations of the underline zone and would not affect any public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program Land Use Plan.

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

The project proposes a remodel of an existing single-family dwelling unit that includes a 3,283 square foot addition (427 square foot first floor addition and 2,856 square foot second floor addition), a new 775 square foot underground garage and 313 square foot basement (not included in the GFA), and associated site improvements. The remodeled single-family dwelling unit would consist of a three car garage and mud room on the basement level and the main living area on first floor include the living room, kitchen, dining room, office, study, playroom, and one bedroom and bathroom. The second floor would consist of the master bedroom, four additional bedrooms, a den/study, bathrooms, and two decks, which one of the decks will provide access to the roof top eco garden above the second floor. As a component of the proposed project, the structure incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project’s projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.
The property is an interior lot, and is located approximately 1,920 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea. The property is approximately 149 feet above Mean Sea Level (MSL) and is located above the 100-year floodplain. The property is not within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA) and does not contain any other type of Environmental Sensitive Lands (ESL) as defined in San Diego Municipal Code (SDMC) Section 113.0103.

The City of San Diego conducted an environmental review of this site in accordance with State of California Environmental Quality Act (CEQA) guidelines. The project was determined to be categorically exempt from CEQA pursuant to Article 19, Section 15303 (New Construction or Conversion of Small Structures). Therefore, it has been determined that the project does not contain environmentally sensitive lands and would not adversely affect these resources.

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; and

The project site is located at 8151 Calle Del Cielo, north of Avenida De La Playa, in the SF Zone of the La Jolla Shores Planned District (LJSPD) within the LJCP and Local Coastal Program Land Use Plan. The zoning designation is a single family residential zone which allows for the development of a single dwelling unit. The LJCP designates the proposed project site for Very Low Density Residential land use at 0.5 dwelling units per acre (DUA/AC). The project site, occupying 0.46 acres, could accommodate one dwelling unit based on the underlying zone and 0.2 dwelling units based on the community plan.

The project proposes a remodel of an existing single-family dwelling unit that includes a 3,283 square foot addition (427 square foot first floor addition and 2,856 square foot second floor addition), a new 775 square foot underground garage and 313 square foot basement (not included in the GFA), and associated site improvements. The remodeled single-family dwelling unit would consist of a three car garage and mud room on the basement level and the main living area on first floor include the living room, kitchen, dining room, office, study, playroom, and one bedroom and bathroom. The second floor would consist of the master bedroom, four additional bedrooms, a den/study, bathrooms, and two decks, which one of the decks will provide access to the roof top eco garden above the second floor. As a component of the proposed project, the structure incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project’s projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The property is an interior lot, and is located approximately 1,920 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea. Calle Del Cielo at this location is not designated as a physical accessway or view corridor, and does not contain intermittent or partial vistas, viewsheds or scenic overlooks within the adopted LJCP and Local Coastal Program Land Use Plan.
The project proposes a maximum building height of 25 feet 11 inches, so the building and any projections will not exceed the maximum 30 foot height limit allowed by the CHLOZ. The project is not requesting nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The project site is located at 8151 Calle Del Cielo, north of Avenida De La Playa. The project proposes a remodel of an existing single-family dwelling unit that includes a 3,283 square foot addition (427 square foot first floor addition and 2,856 square foot second floor addition), a new 775 square foot underground garage and 313 square foot basement (not included in the GFA), and associated site improvements. The remodeled single-family dwelling unit would consist of a three car garage and mud room on the basement level and the main living area on first floor include the living room, kitchen, dining room, office, study, playroom, and one bedroom and bathroom. The second floor would consist of the master bedroom, four additional bedrooms, a den/study, bathrooms, and two decks, which one of the decks will provide access to the roof top eco garden above the second floor. As a component of the proposed project, the structure incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project’s projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The project is not requesting nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. The property is an interior lot, and is located approximately 1,920 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea. Therefore, the proposed development does not have to comply with the public access and recreation policies of Chapter 3 of the California Coastal Act.

### II Site Development Permit - Section 126.0504(A)

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

The project site is located at 8151 Calle Del Cielo, north of Avenida De La Playa, in the SF Zone of the LJSPD within the LJCP and Local Coastal Program Land Use Plan. The zoning designation is a single family residential zone which allows for the development of a single dwelling unit. The LJCP designates the proposed project site for Very Low Density Residential land use at 0-5 DU/AC. The project site, occupying 0.46 acres, could accommodate one dwelling unit based on the underlying zone and 0-2 dwelling units based on the community plan.
The project proposes a remodel of an existing single-family dwelling unit that includes a 3,283 square foot addition (427 square foot first floor addition and 2,856 square foot second floor addition), a new 775 square foot underground garage and 313 square foot basement (not included in the GFA), and associated site improvements. The remodeled single-family dwelling unit would consist of a three car garage and mud room on the basement level and the main living area on first floor include the living room, kitchen, dining room, office, study, playroom, and one bedroom and bathroom. The second floor would consist of the master bedroom, four additional bedrooms, a den/study, bathrooms, and two decks, which one of the decks will provide access to the roof top eco garden above the second floor. As a component of the proposed project, the structure incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project’s projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The project is not requesting nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site, including conformance with the LJSPD. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project proposes a remodel of an existing single-family dwelling unit that includes a 3,283 square foot addition (427 square foot first floor addition and 2,856 square foot second floor addition), a new 775 square foot underground garage and 313 square foot basement (not included in the GFA), and associated site improvements. The remodeled single-family dwelling unit would consist of a three car garage and mud room on the basement level and the main living area on first floor include the living room, kitchen, dining room, office, study, playroom, and one bedroom and bathroom. The second floor would consist of the master bedroom, four additional bedrooms, a den/study, bathrooms, and two decks, which one of the decks will provide access to the roof top eco garden above the second floor. As a component of the proposed project, the structure incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project’s projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The project is not requesting nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. The permits for the project will include various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions have been determined by the decision-maker as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project will comply with the development conditions in effect for the subject property as described in Coastal Development Permit No. 1274347 and Site
Development Permit No. 1274348, and other regulations and guidelines pertaining to the subject property per the SDMC. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. **The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.**

The project proposes a remodel of an existing single-family dwelling unit that includes a 3,283 square foot addition (427 square foot first floor addition and 2,856 square foot second floor addition), a new 775 square foot underground garage and 313 square foot basement (not included in the GFA), and associated site improvements. The remodeled single-family dwelling unit would consist of a three car garage and mud room on the basement level and the main living area on first floor include the living room, kitchen, dining room, office, study, playroom, and one bedroom and bathroom. The second floor would consist of the master bedroom, four additional bedrooms, a den/study, bathrooms, and two decks, which one of the decks will provide access to the roof top eco garden above the second floor. As a component of the proposed project, the structure incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project’s projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The project is not requesting nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site, including conformance with the LJSPD and that the development complies with the applicable regulations of the Land Development Code (LDC).

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1274347 and Site Development Permit No. 1274348 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1274347 and No. 1274348 a copy of which is attached hereto and made a part hereof.

Jeffrey A. Peterson
Development Project Manager
Development Services

Adopted on: March 18, 2015

Internal Order No. 24004533
Attention: Jeff Peterson, PM, City of San Diego

Project: Laska Residence
8151 Calle del Cielo
PN: 363511

Motion: To accept the recommendation of the PRC Committee that the findings CAN be made on a Coastal Development and Site Development permit

Vote: 12-1-2

Submitted by: Joseph LaCava

Joe LaCava, President
La Jolla CPA
LA JOLLA SHORES PLANNED DISTRICT

Applicant: Lakes Residence
Item: Brian Yamagata
Date: 8/18/14

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:

Approval of project pending revisions to:

(Areas to be addressed include:
1. S banquet room
2. Great room
3. Garage)

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.

5 (1 abstention)

Board Signatures

[Signatures]

Approving Item: Disapproving Item:

Abstain: Jane Pate

Absences: Chairman
NOTICE OF EXEMPTION

(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 TITLE/No.: LASKA RESIDENCE ADDITION CDP/363511

SCH No.: N/A

PROJECT LOCATION-SPECIFIC: 8151 Calle del Cielo, CA 92037

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: COASTAL DEVELOPMENT PERMIT and a SITE DEVELOPMENT PERMIT are being requested for a 427-square-foot first floor addition, a 2,856-square-foot second floor addition to an existing single-dwelling residence. In addition, the project would also construct a 854-square-foot subterranean garage, with a 313-square-foot basement. Various site improvements would also be constructed, which include associated hardscape and landscaping. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The 20,101-square-foot project site is located at 8151 Calle del Cielo. The project site is designated for Very Low Density Residential land use at 0-5 du/acre and is zoned LJSPD-SF of the La Jolla Shores Planned District; in addition the project is in the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable 2 Area), the Parking Impact Overlay Zone (Coastal Impact Area), and the La Jolla Community Plan and Local Coastal Program area. (LEGAL DESCRIPTION: (Lot 26, La Jolla Del Norte Unit 2, Map No. 3469).

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Mark Laska, 8151 Calle del Cielo, San Diego, CA 92037, (619) 231-9905.

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: 15303 (New Construction or Conversion of Small Structures).
( ) STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 that allows for new construction, one single-family residence in a residential zone. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environmental were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.
LEAD AGENCY CONTACT PERSON: E. Shearer-Nguyen

TELEPHONE: (619) 446-5369

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.

<table>
<thead>
<tr>
<th>Signature/Title</th>
<th>December 17, 2014</th>
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<tbody>
<tr>
<td>Senior Planner</td>
<td>DATE OF PROJECT APPROVAL</td>
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CHECK ONE:
(X) SIGNED BY LEAD AGENCY
( ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:
NOTICE OF RIGHT TO APPEAL
ENVIRONMENTAL DETERMINATION
DEVELOPMENT SERVICES DEPARTMENT

PROJECT NAME/NUMBER: LASKA RESIDENCE ADDITION CDP / 363511

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 8151 Calle del Cielo, CA 92037

PROJECT DESCRIPTION: COASTAL DEVELOPMENT PERMIT and a SITE DEVELOPMENT PERMIT are being requested for a 427-square-foot first floor addition, a 2,856-square-foot second floor addition to an existing single-dwelling residence. In addition, the project would also construct a 854-square-foot subterranean garage, with a 313-square-foot basement. Various site improvements would also be constructed, which include associated hardscape and landscaping. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The 20,101-square-foot project site is located at 8151 Calle del Cielo. The project site is designated for Very Low Density Residential land use at 0-5 du/acre and is zoned LJSFD-SF of the La Jolla Shores Planned District; in addition the project is in the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable 2 Area), the Parking Impact Overlay Zone (Coastal Impact Area), and the La Jolla Community Plan and Local Coastal Program area. (LEGAL DESCRIPTION: (Lot 26, La Jolla Del Norte Unit 2, Map No. 3469).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Development Services Department.

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction or Conversion of Small Structures).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 that allows for new construction, one single-family residence in a residential zone. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environmental were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.
On December 17, 2014 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (January 2, 2015). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.
Ownership Disclosure Statement

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

Project Title: Laska Residence Addition

Project Address: 8151 Calle Del Cielo, La Jolla, CA 92037

Project No. For City Use Only: 30351

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):
Mark Laska
- Owner
- Tenants/Lessees
- Redevelopment Agency

Street Address:
8151 Calle Del Cielo
La Jolla, CA 92037

Phone No: (619)231-9506
Fax No: (858)750-3471
Signature: 12/04/2013

Name of Individual (type or print):

Name of Individual (type or print):

Name of Individual (type or print):
- Owner
- Tenants/Lessees
- Redevelopment Agency

Street Address:
City/State/Zip:
Phone No: Fax No:
Signature: Date:
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**TOTAL STAFF TIME**
(Does not include City Holidays or City Furlough)

83 days

**TOTAL APPLICANT TIME**
(Does not include City Holidays or City Furlough)

150 days

**TOTAL PROJECT RUNNING TIME**
From Deemed Complete to Hearing

233 working days
(345 calendar days)