



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: July 8, 2015 REPORT NO. HO 15-082
ATTENTION: Hearing Officer
SUBJECT: **ESSENCIA PROJECT NO. 385839**
LOCATION: 7455 and 7451 Hillside Drive
APPLICANT: Mark Kooklani

SUMMARY

Issue(s): Should the Hearing Officer approve, modify or deny an application for a 2,044 square foot basement addition and a lot line adjustment to adjust the property lines between the two properties at 7455 and 7451 Hillside Drive in the La Jolla Community Plan area?

Staff Recommendation(s) - **Approve** Coastal Development Permit No. 1356000 and Site Development Permit No. 1356001.

Community Planning Group Recommendation - The La Jolla Community Planning Association, on February 5, 2015, voted 13:0:1 to recommend approval.

La Jolla Shores Advisory Board Recommendation - The La Jolla Shores Advisory Board, on May 18, 2015, voted 5:0:1 to recommend approval.

Environmental Review - The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 27, 2015 and the opportunity to appeal that determination ended June 10, 2015.

BACKGROUND

The La Jolla Community Plan designates the site for Open Space Park (Attachment 1). The site is located at 7455 and 7451 Hillside Drive in the La Jolla community (Attachment 2). The site is zoned Single Family by the La Jolla Shores Planned District Ordinance. The site is developed with a multi-story single family structure (Attachment 3).

In 2001 the former owner of the property at 7455 Hillside Drive was granted a Site Development and Neighborhood Use Permit No. 99-1283-A by the Hearing Officer to dismantle, remove, relocate and reconstruct an existing historically designated residential structure located at 7455 Hillside Drive (Attachment 4). The historically designated residential structure was relocated to 6303 La Jolla Scenic Drive South and reconstructed to be used as a residential guest quarters. Also in 2001, the former owner was granted La Jolla Shores Planned District and Coastal Development Permit 99-1283-B to construct a 6,810 square foot single family structure on the site at 7455 Hillside Drive (Attachment 5). Due to the sloping topography of the site and the foundation design of the single family structure a large enclosed space had been created beneath the floor within the confines of the building walls.

Subsequent to construction of the new 6,810 square foot home and after a survey of the property line it was discovered portions of the new foundation was on or very near the property line separating the properties at 7455 and 7451 Hillside Drive.

DISCUSSION

The Essencia project proposes allow the conversion of the large enclosed space beneath the floor within the confines of the existing exterior building walls to habitable space and to allow an adjustment of the property line between 7455 and 7451 Hillside Drive to create a four foot distance between the property line and the existing single family structure (Attachment 6).

All construction would be completely within the enclosed walls of the existing single family structure. No impact to the site would result from the approval of the project. The enclosed space would meet the definition of a basement. There are no maximum floor area ratio or setback restrictions in the La Jolla Shores Planned District regulations.

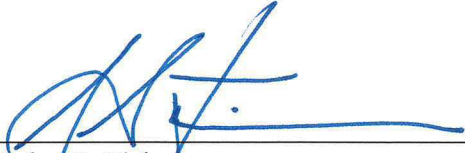
Conclusion

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with relevant adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project (Attachment 7) and draft conditions of approval (Attachment 8). Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. **Approve** Coastal Development Permit No. 1356000 and Site Development Permit No. 1356001, with modifications.
2. **Deny** Coastal Development Permit No. 1356000 and Site Development Permit No. 1356001, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



John S. Fisher
Development Project Manager

Attachments:

1. La Jolla Community Plan Land Use Map
2. Project Location Map
3. Aerial Photograph
4. Site Development and Neighborhood Use Permit No. 99-1283-A
5. La Jolla Shores Planned District and Coastal Development Permit 99-1283-B
6. Project Site Plan
7. Draft Permit Resolution with Findings
8. Draft Permit with Conditions
9. Environmental Exemption
10. Remaining Project plans
11. Community Planning Group recommendation
12. La Jolla Shores Advisory Board recommendation
13. Ownership Disclosure Statement
14. Project Data Sheet



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/Mixed Use
 - Parks, Open Space
 - Schools
 - Cultural
 - Community Facilities
-
- E* Elementary School
 - J* Junior High School
 - H* High School
 - S* School
 - L* Library
 - F* Fire Station
 - PO* Post Office

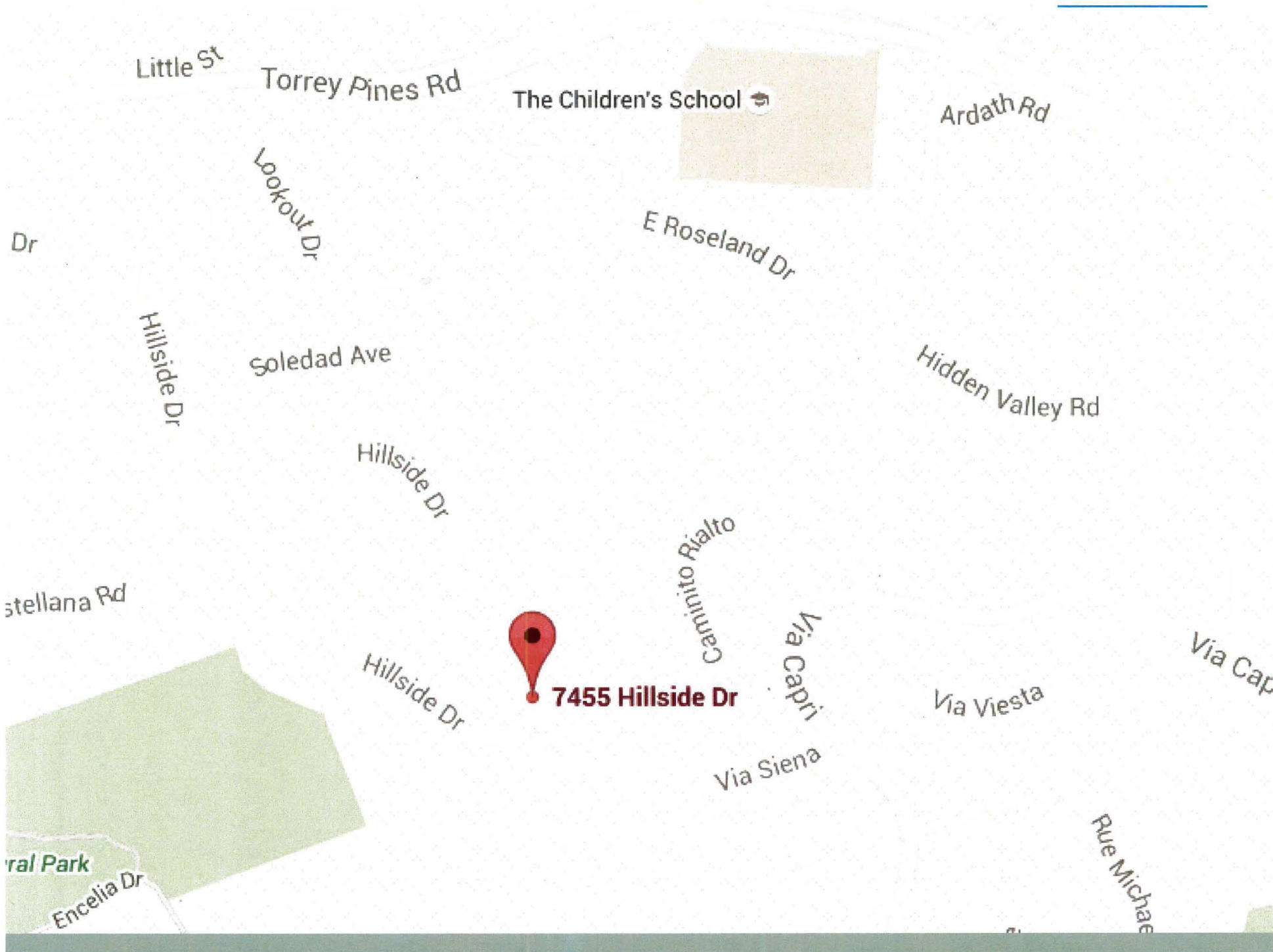


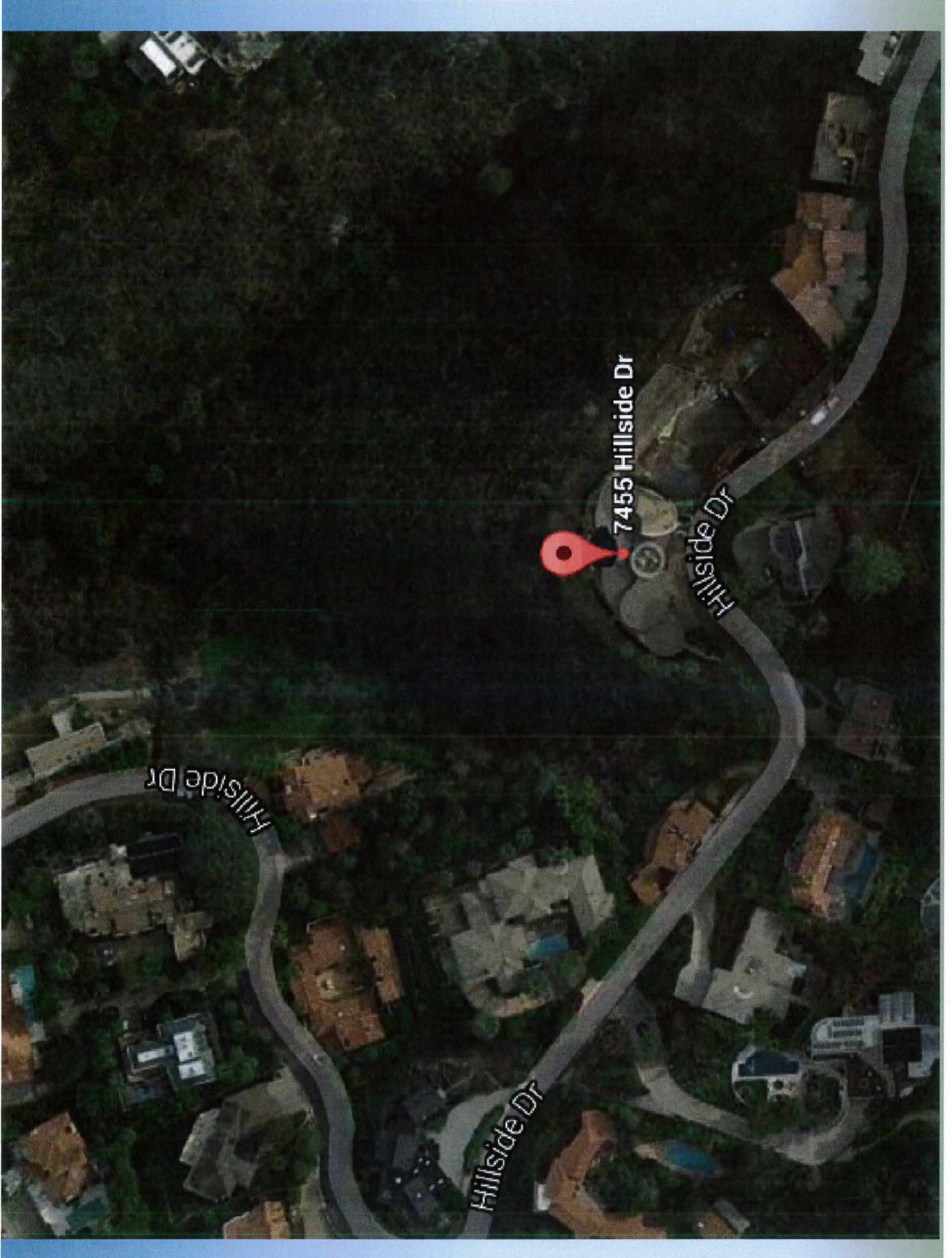
Community Land Use Map



La Jolla Community Plan
 City of San Diego · Planning Department

Figure 1





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RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
DEPARTMENT
AND WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 41.00



2001-0703052

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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GRANTING SITE DEVELOPMENT AND
NEIGHBORHOOD USE PERMIT NO. 99-1283-A - MMRP

ROGERS RESIDENCE RELOCATION

HEARING OFFICER

This Site Development and Neighborhood Use Permit is hereby granted by the City of San Diego Hearing Officer to SCOTT AND MARGO ROGERS, Owners/Permittees, pursuant to the regulations and ordinance provisions in effect for the subject property per the San Diego Municipal Code.

Permission is hereby granted by the City of San Diego Hearing Officer to the referenced Owners/Permittees to dismantle / remove the existing "historically-designated" house located at 7455 Hillside Drive and relocate / reconstruct the "original" portions of this structure (approximately 1,189 square-foot floor area) onto a separate 0.71-acre residential lot where portions of this structure shall be reconstructed, construct a new detached garage addition on-site, and implement associated landscape and hardscape improvements on the property (as described herein). The project site, which is legally described as lot 4 of Gaillard Subdivision Unit 2, recorded map no. 4983, is located at 6303 La Jolla Scenic Drive South within the RS-1-2 zone of the La Jolla Community Plan area.

1. This permit shall include the total of the following uses, facilities and site improvements as identified by size, dimension, quantity, location and type on the corresponding approved Exhibits "A" for the project, dated July 11, 2001, on file in the office of City's Development Services Department:

- a. Dismantle and remove the existing one-story (historically-designated) residence located at 7455 Hillside Drive and relocate this structure onto an improved 0.71-acre residential lot located at 6303 La Jolla Scenic Drive South; where the "original" portions of this structure (approximately 1,189 square-foot floor area) house shall be reconstructed in the rear portion of the site and used as a residential guest quarters.

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- b. Construct a detached (3-stall) garage addition on-site, adjacent to the project frontage on La Jolla Scenic Drive South.
 - c. Accessory uses and improvements as may be determined by the City Manager (or designated representative) to be consistent with the State CEQA guidelines, the La Jolla Community Plan, and all other applicable land use and development regulations in effect for this site per the City of San Diego Municipal Code.
2. Prior to the issuance of any building permits for this project; complete site, building, and landscape plans shall be submitted by the Permittee to the City's Development Services Department for approval. All plans shall be submitted in substantial conformance to the approved Exhibits "A" for the project, as determined by the City Manager. No change(s), modification(s) or alterations to either the approved uses and/or improvements on this site (as described herein) shall be made unless application for either Substantial Conformance Review (SCR) or; alternatively, an amendment of this permit shall have been granted by the appropriate decision-maker.
 3. A minimum of two off-street parking spaces shall be provided for residents and guests of the reconstructed residence at all times on the subject property (as indicated on the project's approved Exhibit "A"). Each space shall comply with parking requirements of the San Diego Municipal Code and shall be permanently maintained and not converted for any other use at any time (unless otherwise authorized by the City Manager or designated representative).
 4. Prior to the issuance of any grading or building permits for this project, the Permittee shall record this permit with the Office of the County Recorder.
 5. All construction, grading and demolition activities for this development must commence and be pursued by the Permittee in a diligent manner within 36 months after the effective date of final approval of this project by the City, following all appeals. Failure to utilize the permit within 36 months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
 6. Unless this permit has been revoked by the City of San Diego the property included by reference within this permit shall be used only for the purposes and under the terms and conditions set forth in this permit (unless otherwise authorized by the City Manager).
 7. This permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit (and all referenced documents).

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8. The utilization and continued use of this permit shall be subject to the regulations of this and any other applicable governmental agencies.
9. Issuance of this permit by the City of San Diego does not authorize the Permittee for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.).
10. Any party on whom fees, dedications, reservation, or other exactions have been imposed as conditions of approval of this permit, may protest the imposition within 90 days of the approval of this permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.
11. The Owner/Permittee shall secure all necessary building permits for this development. The Permittee is informed that to secure these permits, substantial modifications to the building and/or site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
12. All of the conditions contained in this Permit have been considered and have been determined by the decision-maker to be necessary in order to make the findings required for this discretionary permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded special rights which the holder of the Permit is obtaining as a result of this Permit. It is the intent of the City that the Owner of the property which is the subject of this Permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the Owner of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the Owner complies with all the conditions of the Permit.
13. In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new Permit without the "invalid" 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 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.
14. The permit must be utilized within 36 months after the effective date of final approval of this project (following all appeals). Failure of the Owners/Permittees to utilize the permit within 36 months will automatically void the permit unless an Extension of Time (EOT) or an amendment of this permit shall have been granted by the appropriate decision maker. Any such extension of time must meet all the Municipal Code requirements and applicable guidelines in

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effect at the time the extension is considered by the decision-maker.

LANDSCAPE REQUIREMENTS:

15. Prior to issuance of any engineering permits for grading on this site, detailed construction documents for slope planting or revegetation and hydroseeding of all disturbed land (including irrigation) shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. All such construction plans/documents shall be in substantial conformance with this Permit and the approved "Exhibits A" for the project, as determined by the City Manager (or designated representative).

16. All required landscaping for this project shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is prohibited.

17. The Permittee or subsequent Owner(s) shall be responsible for the maintenance of all street trees and landscape improvements for this development, consistent with requirements of the City's Landscape Standards.

18. If any required landscaping for this development (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans for this project is damaged or removed during demolition or construction, it shall be repaired and/or replaced by the Permittee in kind and equivalent size per the approved documents, and to the satisfaction of the City Manager within 30 days of damage or issuance of a Certificate of Occupancy.

19. All required landscape for this project, excepting erosion control related landscaping, shall be installed and inspected within 6 months of structural occupancy or within one year of the notice of completion of the residence on this site.

FIRE DEPARTMENT REQUIREMENT:

20. Prior to the issuance of any building permits, the Permittee shall indicate on the site plan the location of all existing fire hydrants within a 600-foot radius of the subject property. Building address numbers for the structure shall be visible and legible from the project frontage.

CITY ENGINEER REQUIREMENTS:

21. The drainage system proposed for this development, as shown on the approved plans (i.e. Exhibits "A"), is subject to approval by the City Engineer.

22. Prior to building occupancy, the Permittee shall demonstrate conformance with Section 62.0203 of the San Diego Municipal Code, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, then the Permittee shall obtain the required permits for work in the public right-of-way, in a manner

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satisfactory to the permit-issuing authority.

23. Prior to the issuance of any building permits for this project, the Permittee shall obtain an Encroachment Removal Agreement from the City Engineer for retaining walls, non-standard driveways and landscaping to be constructed/installed within the public right-of-way in La Jolla Scenic Drive South.

PLANNING/DESIGN REQUIREMENTS:

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

25. Outdoor lighting fixtures may be mounted only to buildings, walls, or on free-standing posts. All fixtures and lenses should be so designed and field-adjusted as to direct light only onto the project site.

26. This project shall comply at all times with the conditions, provisional development requirements / entitlements and approved "Exhibits A" of the corresponding CDP/LJSPD Permit No. 99-1283-B.

27. The height of any building on the subject property shall not exceed those heights set forth in the conditions and corresponding plans/exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone on the property, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.

28. A topographical survey of the site conforming to the applicable provisions of Section 101.0216 of the Municipal Code may be required for this development if it is determined, during construction, that there may be a conflict between the building under construction and a condition(s) of this permit, or an applicable regulation of the underlying zone or the La Jolla Sores Planned District Ordinance. The cost of any such survey shall be borne by the Owner/Permittee.

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

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30. No mechanical equipment shall be erected, constructed, or enlarged on the roof of any building on this site, unless all such equipment is contained within a completely enclosed architecturally integrated structure, in a manner satisfactory to the City Manager (or designated representative).
31. The use of textured or enhanced paving on this site shall meet applicable City standards as to location, noise and friction values.
32. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.
33. All uses, except storage and loading, shall be conducted entirely within an enclosed building on site. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment stored not higher than any adjacent wall.
34. Prior to the issuance of building permits for this project, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (Municipal Code Sec. 101.2001) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of an service providers to the project, in substantial conformance with the conceptual site plan marked "Exhibit A."
35. No building additions (including patio covers) shall be permitted on this site unless approved by the Development Services Director. Patio covers may be permitted only if they are consistent with the architecture of the dwelling unit.
36. Approval of this Permit hereby authorizes the Owner/Permittee permission to utilize the relocated/reconstructed residence on this site as a guest quarters, consistent with the "Exhibits A" approved with this project. However, in accordance with requirements of the San Diego Municipal Code, at no time shall kitchen facilities be installed within this guest quarters. Further, this permit precludes the sale and/or rental of the proposed guest quarters on this site.
37. Prior to the issuance of any building permits on this site, the location of the boundary marker(s) along the southerly propertyline must be verified as accurate by a licensed Civil Engineer. If determined not to be accurate, then it will be the responsibility of the Permittee to ensure that said boundary marker(s) are placed accurately, and that the south side yard setback for the new structure(s) on this site shall be maintained accordingly and consistent with setback requirements of the underlying zoning.

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ENVIRONMENTAL REQUIREMENTS:

38. The Permittee shall implement (and comply at all times with) the Mitigation, Monitoring and Reporting Program (MMRP) adopted for this project, per certified LDR No. 99-1283, in a manner satisfactory to the City Manager (or designated representative). Prior to the issuance of any grading and/or building permits for this development, all mitigation measures (as specifically outlined in the referenced MMRP) shall be implemented by the Permittee for this project, in a manner satisfactory to the City's Environmental Analysis Section.

Approved by the City of San Diego Hearing Officer on July 11, 2001.

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ALL-PURPOSE CERTIFICATE

Type/Number of Document: SDP/NUP 99-1283 - A

Date of Approval: July 11, 2001

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Kevin Sullivan
Kevin Sullivan, Project Manager
Planning and Development Review

On Sept. 19, 2001 before me, STACIE L. MAXWELL (Notary Public), personally appeared KEVIN SULLIVAN, Development Project Manager of the Planning and Development Review Department of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature: Stacie L. Maxwell
Stacie L. Maxwell



(Seal)

ALL-PURPOSE CERTIFICATE

OWNER(S) AND/OR PERMITTEE(S)

THE UNDERSIGNED OWNER(S) AND/OR PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF PERMITTEE(S) THEREUNDER.

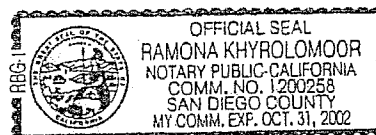
Signed: Scott Rogers
Typed Name: Scott Rogers

Signed: Margo Rogers
Typed Name: Margo Rogers

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On 9/21/01 before me, Ramona Khyrolomoor (Name of Notary Public) personally appeared Scott Rogers & Margo Rogers, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Signature Ramona Khyrolomoor
(Seal)



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HEARING OFFICER RESOLUTION NO. D-1818

GRANTING SITE DEVELOPMENT AND
NEIGHBORHOOD USE PERMIT NO. 99-1283-A

ROGERS RESIDENCE

WHEREAS, SCOTT AND MARGO ROGERS, Owners / Permittees, filed an application with the City of San Diego's Development Services Department for a combination Neighborhood Use and Site Development Permit proposing to dismantle/remove an existing "historically-designated" residence located at 7455 Hillside Drive and relocate this structure onto an improved 0.71-acre residential lot located at 6303 La Jolla Scenic Drive South (where the "original" portions of house shall be reconstructed in the rear portion of the site and used as a residential-guest quarters), construct a new detached garage addition on-site, and implement associated landscape and hardscape improvements (as described in and by reference to exhibits and conditions of approval contained within the corresponding SDP Permit No. 99-1283-A); and

WHEREAS, the project site, which is legally described as lot 4 of Gaillard Subdivision Unit 2, recorded map no. 4983, is located at 6303 La Jolla Scenic Drive South within the RS-1-2 zone of the La Jolla Community Plan area; and

WHEREAS, on July 11, 2001, the City of San Diego Hearing Officer considered Site Development and Neighborhood Use Permit No. 99-1283-A, pursuant to the regulations and ordinance provisions in effect for the subject property per the City of San Diego Municipal Code and; NOW, THEREFORE,

BE IT RESOLVED, on July 11, 2001, that the City of San Diego Hearing Officer ADOPTS the following "Findings of Fact" relevant to this development application:

- I. **SITE DEVELOPMENT AND NEIGHBORHOOD USE PERMIT FINDINGS**
(PER MUNICIPAL CODE SECTION 126.0504.H):
- A. **THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN FOR THE SUBJECT PROPERTY.**

The project (relocation of the historically significant structure on this site) is consistent with the land use plans in affect for the property (including the La Jolla Community Plan and the City's Progress Guide and General Plan) which designate the project site for single-family development in accordance with the existing RS-1-2 zone. Further, the proposed building reconstruction and associated site improvements will be compatible with the character and scale of existing residential development within the surrounding area; and will implement the recommendations of the Community Planning Association and the San Diego

Historic Site Board to preserve the historic integrity of the existing home.

B. THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY AND GENERAL PUBLIC WELFARE.

The permit prepared for this development includes various conditions (and referenced exhibits) of approval relevant to achieving project compliance with the applicable ordinance provisions of the City's Municipal Code; and that such conditions have been determined by the decision-maker as necessary to avoid adverse impacts upon the health, safety and general public welfare. These conditions (and referenced exhibits) include limitations upon the extent and amount of site grading activities, building height, floor area, minimum standards for parking and landscaping, and requirements pertaining to compliance with the City of San Diego's "Historical Resources Guidelines" (as they pertain to the relocation of the historically-significant residence on this site).

C. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE APPLICABLE REGULATIONS OF THE CITY'S LAND DEVELOPMENT CODE.

The project complies with the single-family residential land use designation in affect for the property per the La Jolla Community Plan and the existing RS-1-2 zoning. No deviations of the applicable regulations of the City's Land Development Code are necessary to implement the proposed building reconstruction and associated site improvements on the subject property.

II. SITE DEVELOPMENT PERMIT - SUPPLEMENTAL FINDINGS - HISTORICAL RESOURCES DEVIATION FOR RELOCATION OF A DESIGNATED HISTORICAL RESOURCE (PER MUNICIPAL CODE SECTION 126.0504.H):

A. THERE ARE NO FEASIBLE MEASURES, INCLUDING MAINTAINING THE RESOURCE ON SITE, THAT CAN FURTHER MINIMIZE THE POTENTIAL ADVERSE EFFECTS ON HISTORICAL RESOURCES.

The project proposes to relocate and reconstruct the "original" portions (approximately 1,189 square-feet of floor area) of the existing historic building at 7455 Hillside Drive onto a separate residential lot located at 6303 La Jolla Scenic Drive South within the La Jolla Community Plan area. This "historic resource relocation" phase of the proposed development represents the most feasible (and economically viable) alternative available to allow the property owner to reasonably redevelop the Hillside Drive site (in accordance with land use and development provisions of the La Jolla Shores Planned District Ordinance).

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Therefore, it is concluded that there are no other feasible measures available to the applicant (other than the proposed relocation of the historic structure onto the designated relocation site) that would allow the property owner to further minimize the potential adverse effects on the existing historical resource on the project's Hillside Drive site; and that implementation of the proposed project will retain and preserve the unique qualities of the existing historic structure (consistent with the provisions of the City's Historical Resources Regulations and the recommendations of the San Diego Historical Sites Board for this project).

B. THE PROPOSED RELOCATION WILL NOT DESTROY THE HISTORICAL, CULTURAL OR ARCHITECTURAL VALUES OF THE HISTORICAL RESOURCE, AND THE RELOCATION IS PART OF A DEFINITIVE SERIES OF ACTIONS THAT WILL ASSURE THE PRESERVATION OF THE DESIGNATED HISTORICAL RESOURCE.

The applicant's proposal to relocate and reconstruct the "original" portions (approximately 1,189 square-feet of floor area) of the existing historic building at 7455 Hillside Drive onto the residential lot located at 6303 La Jolla Scenic Drive South will not destroy (or otherwise adversely impact) the historical, cultural and/or architectural values of the existing historic resource; and will implement the specific recommendations of the San Diego Historical Sites Board for this project (and provisions of the City's Historical Resources Regulations) to preserve the unique architectural qualities of the existing historic resource. It is further concluded that the relocation of the affected historic structure is part of a specific action incorporated by the property owner into the proposed project (via conditions and referenced exhibits/plans of the project's Coastal Development Permit) which will assure the preservation of the designated historical resource.

C. THERE ARE SPECIAL CIRCUMSTANCES OR CONDITIONS APART FROM THE EXISTENCE OF HISTORICAL RESOURCES, APPLYING TO THE LAND THAT ARE PECULIAR TO THE LAND AND ARE NOT OF THE APPLICANT'S MAKING, WHEREBY THE STRICT APPLICATION OF THE PROVISIONS OF THE HISTORICAL RESOURCES REGULATIONS WOULD DEPRIVE THE PROPERTY OWNER OF REASONABLE USE OF THE LAND.

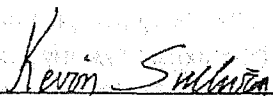
The applicant's proposal to relocate and reconstruct the "original" portions (approximately 1,189 square-feet of floor area) of the existing historic structure at 7455 Hillside Drive onto the residential lot located at 6303 La Jolla Scenic Drive South represents the most feasible (and economically viable) alternative available to allow the property owner to reasonably redevelop the project's Hillside Drive site (in accordance with land use and development provisions of the La Jolla Shores Planned District Ordinance and the City's Local Coastal Program Land Use Plan); and will avoid adverse impacts to the existing historic resource.

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The proposed "historic resource relocation" phase of this development will not deviate from the applicable provisions of the City's Historical Resources Regulations and; therefore, it is not necessary for the applicant to identify and/or substantiate any "special circumstances or conditions applying to the subject property", relevant to deviations of the City's Historical Resources Regulations (as referenced in this supplemental Finding), in order for the decision maker to approve the proposed project.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City of San Diego Hearing Officer, Site Development and Neighborhood Use Permit No. 99-1283-A is hereby granted by the City of San Diego Hearing Officer to the referenced Owner/Permittee in the form and with the terms and conditions as set forth in Permit Site Development Permit No. 99-1283-A, a copy of which is attached hereto and made a part hereof.



Kevin Sullivan, Project Manager
Development Services Department

Adopted by the City of San Diego Hearing Officer on July 11, 2001

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RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
DEPARTMENT
AND WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 53.00



SPACE ABOVE THIS LINE FOR RECORDER'S USE

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GRANTING LA JOLLA SHORES PLANNED DISTRICT AND
COASTAL DEVELOPMENT PERMIT NO. 99-1283-B - MMRP

ROGERS RESIDENCE

HEARING OFFICER

This combination La Jolla Shores Planned District permit and Coastal Development Permit is hereby granted by the City of San Diego Hearing Officer to SCOTT AND MARGO ROGERS, Owners/Permittees, pursuant to the regulations and ordinance provisions in effect for the subject property per the City of San Diego Municipal Code.

Permission is hereby granted by the City of San Diego Hearing Officer to the referenced Owners/Permittees to dismantle / remove an existing "historically-designated" 1-story residence located on a 0.42-acre site and construct in it's place a new 2-story single-family home and implement associated site improvements (as described herein). The project site, which is legally described as a portion of lot "B" of La Jolla Hills Unit 2, Recorded Map No. 2087, is located at 7455 Hillside Drive within the SF zone of the La Jolla Shores Planned District, the La Jolla Shores Precise Plan, and the La Jolla Community Plan (City of San Diego Coastal Zone).

1. This permit shall include the total of the following uses, facilities and site improvements as identified by size, dimension, quantity, location and type on the corresponding approved Exhibits "A" for the project, dated July 11, 2001, on file in the office of City's Development Services Department:

- a. Dismantle and remove the existing historically-designated residence on the property; and reconstruct the "original" portions of this house (approximately 1,189 square-foot floor area) onto a residential lot located at 6303 La Jolla Scenic Drive South, where portions of this structure shall be reconstructed on site and used as a residential guest quarters (refer to corresponding SDP Permit no. 99-1283-A).

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- b. Construct a new two-story (approximately 6,810 square-foot) single-family home on the property located at 7455 Hillside Drive; including four bedrooms, a second floor view deck, and an attached garage.
 - c. Enhanced paving surfaces, landscaping, brush management, and permanent irrigation improvements.
 - d. Accessory uses and improvements as may be determined by the City Manager (or designated representative) to be consistent with the City's Local Coastal Program, State CEQA guidelines, the La Jolla Shores Planned District Ordinance, and all other applicable land use and development regulations in effect for this site per the City of San Diego Municipal Code.
2. Prior to the issuance of any building permits for this project; complete site, building and landscape/brush management plans (including planting and irrigation plans, details and specifications) shall be submitted by the Permittee to the City's Development Services Department for approval. All plans shall be submitted in substantial conformance to the approved Exhibits "A" for the project, as determined by the City Manager. No change(s), modification(s) or alterations to either the approved uses and/or improvements on this site (as described herein) shall be made unless application for either Substantial Conformance Review (SCR) or; alternatively, an amendment of this permit (via a noticed public hearing) shall have been granted by the appropriate decision-maker.
 3. A minimum of three off-street parking spaces shall be provided at all times on the subject property, in the approximate location identified on the approved "Exhibits A" for this project. Each parking space shall comply with parking requirements of the San Diego Municipal Code and shall be permanently maintained and not converted for any other use at any time (unless otherwise authorized by the City Manager or designated representative).
 4. Prior to the issuance of any grading or building permits for this project, the Permittee shall record this permit with the Office of the County Recorder.
 5. All Construction, grading and demolition activities for this development must commence and be pursued by the Permittee in a diligent manner within 36 months after the effective date of final approval of this permit by the City, following all appeals. Failure to utilize the permit within 36 months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
 6. Unless this permit has been revoked by the City of San Diego, the property included by reference within this permit shall be used only for the purposes and under the terms and conditions set forth in this permit (unless otherwise authorized by the City Manager).

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

8. The utilization and continued use of this permit shall be subject to the regulations of this and any other applicable governmental agencies.

9. Issuance of this permit by the City of San Diego does not authorize the Permittee for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.)

10. Any party on who fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this permit, may protest the imposition within 90 days of the approval of this permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

11. The Owner/Permittee shall secure all necessary building permits for this development. The Permittee is informed that to secure these permits, substantial modifications to the building and/or site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

12. All of the conditions contained in this Permit have been considered and have been determined by the decision-maker to be necessary in order to make the findings required for this discretionary permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded special rights which the holder of the Permit is obtaining as a result of this Permit. It is the intent of the City that the Owner of the property which is the subject of this Permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the Owner of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the Owner complies with all the conditions of the Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new Permit without the "invalid" 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 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.

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

LANDSCAPE REQUIREMENTS:

14. Prior to issuance of any engineering permits for right-of-way improvements for this project, complete landscape construction documents for right-of-way improvements shall be submitted to the City Manager for approval. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees along the adjacent right-of-way. The location of street trees shall be identified and reserved during improvement activities and on all site plans prepared for subsequent building permit applications with actual installation taking place prior to final inspection. The construction documents for these right-of-way improvements shall be in substantial conformance with the approved "Exhibits A" for the project, as determined by the City Manager (or designated representative).

15. Prior to issuance of any engineering permits for grading on this site, detailed construction documents for slope planting or revegetation and hydroseeding of all disturbed land (including irrigation) shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. All such construction plans/documents shall be in substantial conformance with this Permit and the approved "Exhibits A" for the project, as determined by the City Manager (or designated representative).

16. All required landscaping for this project shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is prohibited.

17. The Permittee or subsequent Owner(s) shall be responsible for the maintenance of all street trees and landscape improvements for this development, consistent with requirements of the City's Landscape Standards.

18. If any required landscaping for this development (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans for this project is damaged or removed during demolition or construction, it shall be repaired and/or replaced by the Permittee in kind and equivalent size per the approved documents, and to the satisfaction of the City Manager within 30 days of damage or issuance of a Certificate of Occupancy.

19. Prior to issuance of a grading or building permit for this project, the Permittee shall submit a site plan to the City Manager consistent with the plans submitted for a building permit showing the required 30% landscaped area in a crosshatch pattern and labeled "Landscape Area Diagram."

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20. Provide the following note on the "Landscape Area Diagram" : All of the landscape to meet the minimum 30% area requirement shall be installed as required by the La Jolla Shores Planned District Ordinance prior to final inspection.
21. Any modifications or changes to the "Landscape Area Diagram" and existing or proposed plant material, as shown on the project's approved Exhibits A - Landscape Concept Plan, is permitted provided the resulting landscape meets the minimum area requirements of the La Jolla Shores Planned District Ordinance (and any specific requirements for slope revegetation or brush management).
22. All required landscape for this project, excepting erosion control related landscaping, shall be installed and inspected within 6 months of structural occupancy or within one year of the notice of completion of the residence on this site.
23. The Permittee shall implement the following requirements in accordance with the Brush Management Program shown on the project's approved "Exhibits A" - Brush Management Program/Landscape Concept Plan, in a manner satisfactory to the City Manager (or designated representative):
- a. Prior to issuance of any engineering permits for grading on this site, landscape construction documents required for the engineering permit shall be submitted to the City Manager showing the brush management zones on the property in substantial conformance with the project's approved "Exhibits A".
 - b. Prior to issuance of any building permits, a complete set of brush management construction documents shall be submitted for approval to the City Manager and the Fire Marshall. The construction documents shall be in substantial conformance with the project's approved "Exhibits A" and shall comply with the Uniform Fire Code, M.C. 55.0889.0201, the Landscape Standards and the Land Development Code Section 142.0412 (Ordinance - 18451).
 - c. The Brush Management Program for this project shall consist of two zones consistent with the Brush Management regulations of the Land Development Code section 142.0412 as follows:

Zone One: Alternative Compliance (4- to 40-feet) with a 6-foot tall freestanding wall, and two hour fire rated construction, and one hour rated openings where the structure is within the minimum 40-foot Zone One setback.

Zone Three: Thirty feet.
 - d. The brush management construction documents shall conform to the Architectural features as described in Section 142.0412(d).

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- e. Brush management Zone One shall be measured from the wall of the proposed structure towards the fire threat. Within Zone One combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc) are not permitted while non-combustible accessory structures may be approved within the designated Zone One area, subject to Fire Marshall and the City Manager's approval.
- f. Provide the following note on the Brush Management Construction Documents:
"It shall be the responsibility of the Permittee to schedule a pre-construction meeting on site with the contractor and a representative of the City's Planning and Development Review Department to discuss and outline the implementation of the Brush Management Program.
- g. In zone(s) One and Three, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as jointly determined by the City's Landscape Section and the Environmental Analysis Section.

24. Prior to final inspection for any building on this site, the approved Brush Management Program for this project shall be implemented, in a manner satisfactory to the City manager (or designated representative).

25. The Brush Management Program for this development shall be maintained at all times in accordance with the City of San Diego's adopted Landscape Standards.

FIRE DEPARTMENT REQUIREMENT:

26. Prior to the issuance of any building permits, the Permittee shall indicate on the site plan the location of all existing fire hydrants within a 600-foot radius of the subject property. Building address numbers for the structure shall be visible and legible from the project frontage.

CITY ENGINEER REQUIREMENTS:

27. The drainage system proposed for this development, as shown on the approved plans (i.e. Exhibits "A"), is subject to approval by the City Engineer.

28. Prior to the issuance of any building permits for this project, the Permittee shall obtain a bonded grading permit from the City Engineer (referred to as an "engineering permit") for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code, in a manner satisfactory to the City Engineer. Additionally, the Permittee shall assure (by permit and bond) the installation of curb, gutter, and 4-feet of asphalt paving for Hillside Drive along the entire project frontage; and installation of a 20-foot driveway and an 18-foot driveway along the project frontage on Hillside Drive, all in a manner satisfactory

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to the City Engineer. The preceding described improvements shall be shown on the project's grading plan and must be included in any ministerial grading permit obtained for this project.

29. Prior to the issuance of a building permit for this project, the Permittee shall grant to the City a 4-foot wide general utilities easement along the entire project frontage on Hillside Drive, in a manner satisfactory to the City Engineer.

30. Prior to the issuance of any building permits for this project, the Permittee shall obtain an Encroachment Removal Agreement (ERA) from the City Engineer for the two non-standard driveways to this property on Hillside Drive.

PLANNING/DESIGN REQUIREMENTS:

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

32. Outdoor lighting fixtures may be mounted only to buildings, walls, or on free-standing posts. All private outdoor lighting fixtures and lenses should be so designed and field-adjusted as to direct light only onto the project site.

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

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

35. All uses, except storage and loading, shall be conducted entirely within an enclosed building on site. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment stored not higher than any adjacent wall.

36. Prior to the issuance of building permits for this project, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (Municipal Code Sec. 101.2001) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is

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convenient and accessible to all occupants of an service providers to the project, in substantial conformance with the conceptual site plan marked "Exhibit A."

37. No building additions including patio covers, shall be permitted on this site unless approved by the Development Services Director. Patio covers may be permitted only if they are consistent with the architecture of the dwelling unit.

38. The height of the building approved herein this permit for the subject property shall not exceed those heights set forth in the conditions and corresponding plans/exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone on the property, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.

39. A topographical survey of this site conforming to the applicable provisions of Section 101.0216 of the Municipal Code may be required for this development if it is determined, during construction, that there may be a conflict between the building under construction and a condition(s) of this permit, or an applicable regulation of the underlying zone or the La Jolla Shores Planned District Ordinance. The cost of any such survey shall be borne by the Owner/Permittee.

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

41. This project shall comply at all times with the conditions, provisional development requirements/entitlements and approved "Exhibits A" of the corresponding Site Development and Neighborhood Use Permit No. 99-1283-A.

ENVIRONMENTAL REQUIREMENTS:

42. The Permittee shall implement (and comply at all times with) the Mitigation, Monitoring and Reporting Program (MMRP) adopted for this project, per certified LDR No. 99-1283, in a manner satisfactory to the City Manager. Prior to the issuance of any grading and/or building permits for this development, all mitigation measures pertaining to historical and biological resources (as specifically outlined in the referenced MMRP) shall be implemented by the Permittee for this project, in a manner satisfactory to the City Manager (or designated representative).

Approved by the City of San Diego Hearing Officer on July 11, 2001.

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ALL-PURPOSE CERTIFICATE

Type/Number of Document: CDP/LJSPD 99-1283-B

Date of Approval: July 11, 2001

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Kevin Sullivan
Kevin Sullivan, Project Manager
Planning and Development Review

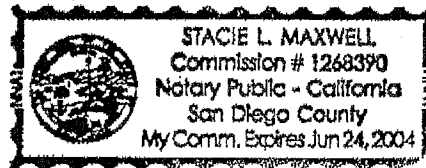
On August 1, 2001 before me, STACIE L. MAXWELL (Notary Public), personally appeared KEVIN SULLIVAN, Development Project Manager of the Planning and Development Review Department of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature:

Stacie L. Maxwell
Stacie L. Maxwell

(Seal)



ALL-PURPOSE CERTIFICATE

OWNER(S) AND/OR PERMITTEE(S)

THE UNDERSIGNED OWNER(S) AND/OR PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF PERMITTEE(S) THEREUNDER.

Signed:

Scott Rogers
Typed Name: Scott Rogers

Signed:

Margo Rogers
Typed Name: Margo Rogers

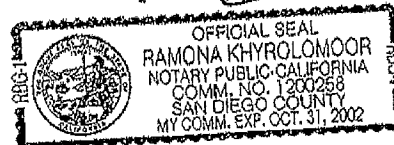
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On 9/21/01 before me, Ramona Khyrolomoor (Name of Notary Public) personally appeared Scott Rogers & Margo Rogers, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Ramona Khyrolomoor



(Seal)

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HEARING OFFICER RESOLUTION NO. D-1818

GRANTING LA JOLLA SHORES PLANNED DISTRICT AND
COASTAL DEVELOPMENT PERMIT NO. 99-1283-B

ROGERS RESIDENCE

WHEREAS, SCOTT AND MARGO ROGERS, Owners/Permittees, filed an application with the City of San Diego for a Coastal Development Permit (CDP) and La Jolla Shores Planned District (LJSPDO) Permit to dismantle / remove an existing one-story residence located on a 0.42-acre site and construct in it's place a new 2-story (approximately 6,810 square-foot) single-family home and implement associated site improvements (as described in and by reference to exhibits and conditions of approval contained within the corresponding CDP/LJSPDO Permit No. 99-1283-B); and

WHEREAS, the project site, which is legally described as a portion of lot "B" of La Jolla Hills Unit No. 2, Recorded Map No. 2087, is located at 7455 Hillside Drive within the SF zone of the La Jolla Shores Planned District, the La Jolla Shores Precise Plan, and the La Jolla Community Plan (City of San Diego Coastal Zone); and

WHEREAS, on July 11, 2001, the City of San Diego Hearing Officer considered Coastal Development and La Jolla Shores Planned District Permit No. 99-1283-B, pursuant to the regulations and ordinance provisions in effect for the subject property per the City of San Diego Municipal Code and; NOW, THEREFORE,

BE IT RESOLVED, on July 11, 2001, that the City of San Diego Hearing Officer ADOPTS the following "Findings of Fact" relevant to this development application:

I. COASTAL DEVELOPMENT PERMIT FINDINGS:

- A. THE PROPOSED DEVELOPMENT WILL NOT ENCROACH UPON ANY EXISTING PHYSICAL ACCESSWAY LEGALLY UTILIZED BY THE GENERAL PUBLIC OR ANY PROPOSED PUBLIC ACCESSWAY IDENTIFIED IN AN ADOPTED LCP LAND USE PLAN; NOR WILL IT OBSTRUCT VIEWS TO AND ALONG THE OCEAN AND OTHER SCENIC COASTAL AREAS FROM PUBLIC VANTAGE POINTS.**

The various building and site improvements proposed on the subject property will not encroach upon any existing physical accessway legally utilized by the general public or any proposed public accessway identified in the City's LCP Land Use Plan. The portion of the proposed structure fronting along Hillside Drive will remain one-story in height. The height of the structure will not obstruct views towards the ocean (and other scenic coastal areas) from public vantage points.

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B. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT MARINE RESOURCES, ENVIRONMENTALLY SENSITIVE AREAS, OR ARCHAEOLOGICAL OR PALEONTOLOGICAL RESOURCES.

The portion of the site designated for new construction (southern half of the property fronting on Hillside Drive) has been graded and improved in accordance with development of the existing single-family home on the site. The remaining northern half of the site, which comprises a north-facing slope with native vegetation, would not be disturbed to accommodate the new construction improvements and therefore, impacts to such environmentally sensitive areas/resources would not occur as a result of project implementation. The project's final environmental document concluded that (with incorporation of the specific measures incorporated within the project's Mitigation Monitoring and Reporting Program via MND 99-1283) no adverse impacts to archaeological, paleontological, or biologically sensitive resources identified on the site will occur as a result of project implementation. The subject property is located approximately one-half mile from the public shoreline and therefore, the project will not adversely affect marine resources.

C. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE REQUIREMENTS RELATED TO BIOLOGICALLY SENSITIVE LANDS AND SIGNIFICANT PREHISTORIC AND HISTORIC RESOURCES AS SET FORTH IN THE RESOURCE PROTECTION ORDINANCE, CHAPTER X, SECTION 101.0462 OF THE SAN DIEGO MUNICIPAL CODE, UNLESS BY THE TERMS OF THE RESOURCE PROTECTION ORDINANCE, IT IS EXEMPTED THEREFROM.

The project site is exempt from the City's Resource Protection Ordinance (per requirements of the San Diego Municipal Code).

D. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT RECREATIONAL OR VISITOR-SERVING FACILITIES OR COASTAL SCENIC RESOURCES.

No recreational or visitor-serving facilities were identified on (or adjacent to) the project site; therefore, no adverse impacts to such resources will occur as a result of project implementation.

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- E. THE PROPOSED DEVELOPMENT WILL BE SITED AND DESIGNED TO PREVENT ADVERSE IMPACTS TO ENVIRONMENTALLY SENSITIVE HABITATS AND SCENIC RESOURCES LOCATED IN ADJACENT PARKS AND RECREATION AREAS, AND WILL PROVIDE ADEQUATE BUFFER AREAS TO PROTECT SUCH RESOURCES.**

No public parks or public recreational areas were identified for the area adjacent to and immediately surrounding the subject site; and therefore, no impacts to these resources will occur as a result of project implementation.

- F. THE PROPOSED DEVELOPMENT WILL MINIMIZE THE ALTERATIONS OF NATURAL LANDFORMS AND WILL NOT RESULT IN UNDUE RISKS FROM GEOLOGIC AND EROSIONAL FORCES/AND OR FLOOD AND FIRE HAZARDS.**

The portion of the subject property designated for new construction (southern half of the property fronting on Hillside Drive) has been graded and improved in accordance with construction of the existing residence on the site. The remaining northern half of the site, which comprises a north-facing slope with native vegetation, would not be disturbed to accommodate the new construction improvements and therefore; project implementation will not result in the alteration of natural landforms and will not induce adverse impacts associated with drainage and erosion. The project's landscape, brush management, and drainage plans have been conceptually accepted by City staff and therefore, no adverse impacts associated with geologic and erosional forces and/or flood and fire hazards will occur as a result of project implementation.

- G. THE PROPOSED DEVELOPMENT WILL BE VISUALLY COMPATIBLE WITH THE CHARACTER OF SURROUNDING AREAS, AND WHERE FEASIBLE, WILL RESTORE AND ENHANCE VISUAL QUALITY IN VISUALLY DEGRADED AREAS.**

The scale, height, and concept architectural features incorporated into the design of the proposed 2-story residence on the subject property will be compatible with the character of existing residential development in the surrounding neighborhood, which is predominated by single-family residences of varying sizes and architectural types/styles. Although the subject property is not visually degraded, implementation of the various architectural design features and corresponding site improvements will contribute to the maintaining the aesthetic appearance of this portion of the Coastal Zone.

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H. THE PROPOSED DEVELOPMENT WILL CONFORM WITH THE GENERAL PLAN, THE LOCAL COASTAL PROGRAM, AND ANY OTHER APPLICABLE ADOPTED PLANS AND PROGRAMS.

The proposed development is consistent with the residential land use, density and design standards in effect for the subject property per the La Jolla Shores Planned District Ordinance, the City's Local Coastal Program, the La Jolla Community Plan, and the City's Progress Guide and General Plan.

I. THE PROPOSED DEVELOPMENT WILL BE SITED, DESIGNED, AND CONSTRUCTED TO MINIMIZE, IF NOT PRECLUDE, ADVERSE IMPACTS UPON SENSITIVE COASTAL RESOURCES AND ENVIRONMENTALLY SENSITIVE AREAS.

The portion of the subject property designated for new construction (southern half of the property fronting on Hillside Drive) has been graded and improved in accordance with development of the existing single-family home on the site. The remaining northern half of the site, which comprises a north-facing slope with native vegetation, would not be disturbed to accommodate the new construction improvements and therefore; impacts to such environmentally sensitive areas will not occur as a result of project implementation. Further, implementation of measures identified within the project's Mitigation Monitoring and Reporting Program (via MND 99-1283) will assure that the proposed project will not result in adverse impacts to environmentally sensitive resources on the property. The site is located approximately one-half mile from the public shoreline and therefore, the project will not disturb sensitive coastal and/or marine resources.

J. THE PROPOSED DEVELOPMENT WILL NOT CONTRIBUTE TO THE EROSION OF PUBLIC BEACHES OR ADVERSELY IMPACT LOCAL SHORELINE SAND SUPPLY. SHORELINE PROTECTIVE WORKS FOR NECESSARY TO ADEQUATELY PROTECT EXISTING PRINCIPAL STRUCTURES, TO REDUCE BEACH CONSUMPTION AND TO MINIMIZE SHORELINE ENCROACHMENT.

The property is located approximately one-half mile from the public shoreline and therefore, there are no sensitive coastal/marine resources, public beaches, or other form of local shoreline sand supply located adjacent (or proximate) to the project site. Further, by diverting site drainage to existing facilities along the project's frontage on Hillside Drive, the proposed development is not anticipated to

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adversely impact public beaches, coastal bluffs, nor the shoreline sand supply; and therefore, it is not necessary to incorporate shoreline protective devices into the project design as the proposed improvements will not contribute to shoreline encroachment and/or the erosion of public beaches.

II. LA JOLLA SHORES PLANNED DISTRICT PERMIT FINDINGS:

THE BUILDING, STRUCTURE OR IMPROVEMENTS PROPOSED ON THE SUBJECT PROPERTY CONFORM TO THE APPLICABLE REGULATIONS CONTAINED WITHIN THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE.

The project is consistent with the applicable development regulations of the La Jolla Shores Planned District Ordinance; which recommends (in part) that residential development be designed to preserve and/or enhance the "distinctive residential character of the La Jolla Shores area". The various design elements incorporated into the project's site and concept building plans will contribute to retaining the distinctive residential character of the surrounding neighborhood; which is developed with detached single-family homes of varying sizes and architectural styles.

III. SITE DEVELOPMENT PERMIT - SUPPLEMENTAL FINDINGS -HISTORICAL RESOURCES DEVIATION FOR RELOCATION OF A DESIGNATED HISTORICAL RESOURCE (PER MUNICIPAL CODE SECTION 126.0504.H):

A. THERE ARE NO FEASIBLE MEASURES, INCLUDING MAINTAINING THE RESOURCE ON SITE, THAT CAN FURTHER MINIMIZE THE POTENTIAL ADVERSE EFFECTS ON HISTORICAL RESOURCES.

The project proposes to relocate and reconstruct the "original" portions of the existing historic building at 7455 Hillside Drive onto a separate residential lot located at 6303 La Jolla Scenic Drive South. This "historic resource relocation" phase of the proposed development represents the most feasible (and economically viable) alternative available to allow the property owner to reasonably redevelop the Hillside Drive site; while at the same time assure the preservation of the existing historic structure.

Therefore, it is concluded that there are no other feasible measures available to the applicant (other than the proposed relocation and reconstruction of the historic structure onto the designated relocation site) that would allow the property owner

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to further minimize the potential adverse effects on the existing historical resource on the project's Hillside Drive site; and that implementation of the proposed project will retain and preserve the unique qualities of the existing historic structure (consistent with the provisions of the City's Historical Resources Regulations and the recommendations of the San Diego Historical Sites Board for this project).

B. THE PROPOSED RELOCATION WILL NOT DESTROY THE HISTORICAL, CULTURAL OR ARCHITECTURAL VALUES OF THE HISTORICAL RESOURCE, AND THE RELOCATION IS PART OF A DEFINITIVE SERIES OF ACTIONS THAT WILL ASSURE THE PRESERVATION OF THE DESIGNATED HISTORICAL RESOURCE.

The applicant's proposal to relocate and reconstruct the "original" (approximately 1,189 square-feet of floor area) portions of the existing historic building at 7455 Hillside Drive onto the residential lot located at 6303 La Jolla Scenic Drive South will not destroy the historical, cultural and/or architectural values of the existing historic resource; and will implement the specific recommendations of the San Diego Historical Sites Board for this project to preserve the unique architectural qualities of the existing historic resource. It is further concluded that the relocation of the affected historic structure is part of a specific action incorporated by the property owner into the proposed project (via conditions and referenced exhibits/plans of the project's Coastal Development Permit) which will assure the preservation of the designated historical resource.

C. THERE ARE SPECIAL CIRCUMSTANCES OR CONDITIONS APART FROM THE EXISTENCE OF HISTORICAL RESOURCES, APPLYING TO THE LAND THAT ARE PECULIAR TO THE LAND AND ARE NOT OF THE APPLICANT'S MAKING, WHEREBY THE STRICT APPLICATION OF THE PROVISIONS OF THE HISTORICAL RESOURCES REGULATIONS WOULD DEPRIVE THE PROPERTY OWNER OF REASONABLE USE OF THE LAND.

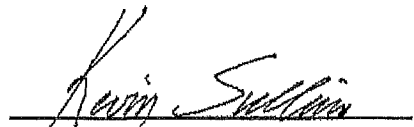
The applicant's proposal to relocate and reconstruct the "original" portions of the existing historic structure at 7455 Hillside Drive onto the residential lot located at 6303 La Jolla Scenic Drive South represents the most feasible (and economically viable) alternative available to allow the property owner to reasonably redevelop the project's Hillside Drive site; and will avoid adverse impacts to the existing historic resource.

ORIGINAL

16697

The proposed "historic resource relocation" phase of this development will not deviate from the applicable provisions of the City's Historical Resources Regulations and; therefore, it is not necessary for the applicant to identify and/or substantiate any "*special circumstances or conditions applying to the subject property*", relevant to deviations of the City's Historical Resources Regulations (as referenced in this supplemental Finding), in order for the decision maker to approve the proposed project.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City of San Diego Hearing Officer, Coastal Development and La Jolla Shores Planned District Permit No. 99-1283-B is hereby granted by the City of San Diego Hearing Officer to the referenced Owner/Permittee in the form and with the terms and conditions as set forth in Permit No. 99-1283-B, a copy of which is attached hereto and made a part hereof.


Kevin Sullivan, Project Manager
Planning and Development Review

Adopted by the City of San Diego Hearing Officer Manager on July 11, 2001



629 J STREET
UNIT 102
SAN DIEGO
CA. 92101
(619)858 2345

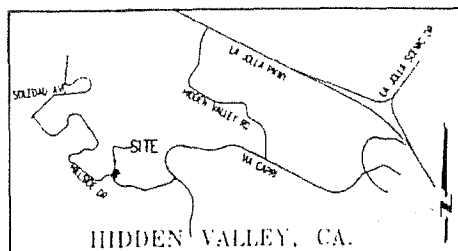
REVISIONS
DRAWN DATED

HILLSIDE RESIDENCE
7455 HILLSIDE DRIVE
LA JOLLA, CA.

DRAWN CHAD
CHECKED
PROJECT NO.
DATE 3-10-15
SHEET TITLE

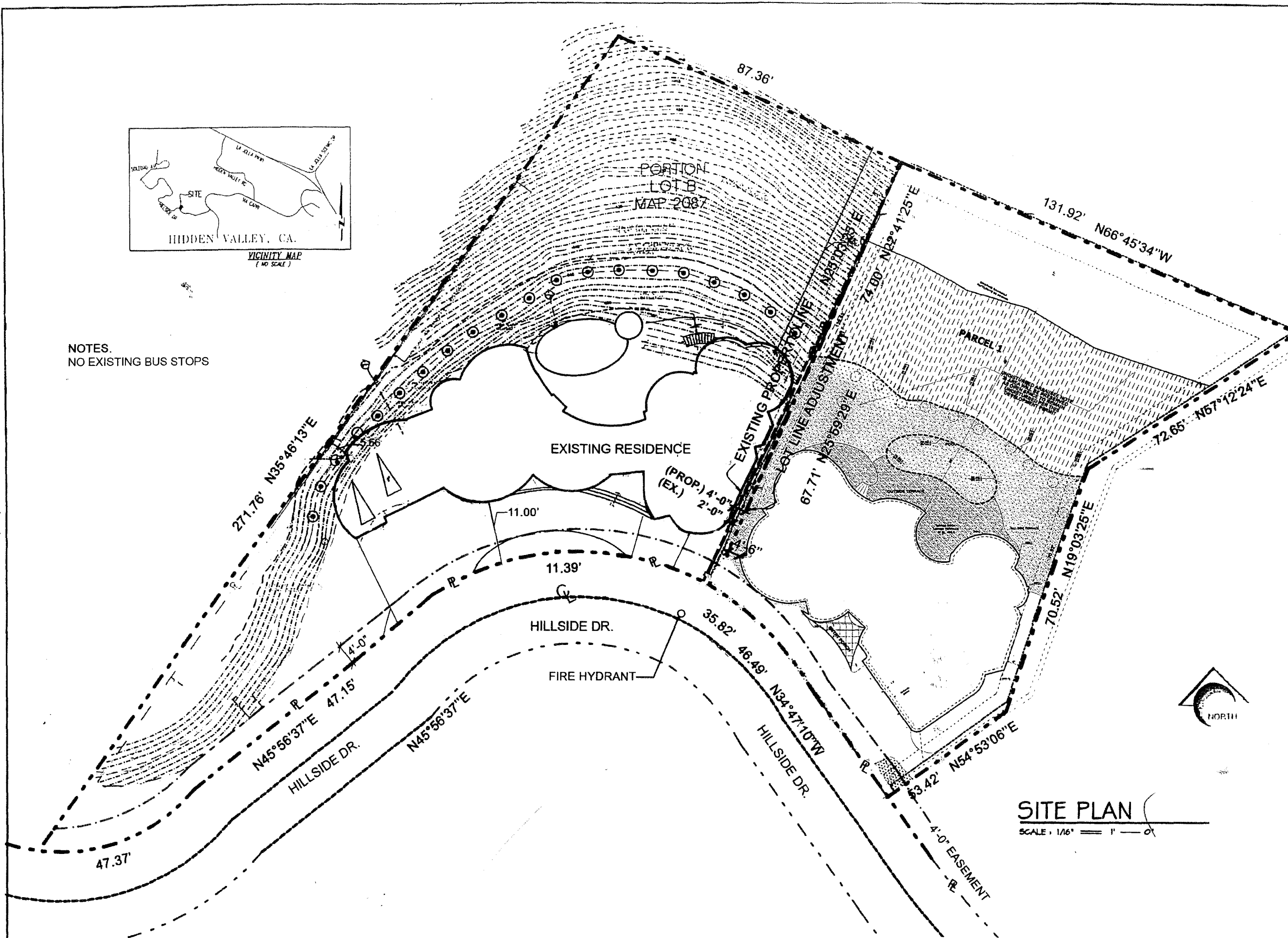
SITE PLAN

SHEET NO
A-1



VICINITY MAP
(NO SCALE)

NOTES.
NO EXISTING BUS STOPS



SITE PLAN

SCALE: 1/16" = 1' - 0"

HEARING OFFICER RESOLUTION NO.
COASTAL DEVELOPMENT PERMIT NO. 1356000 AND
SITE DEVELOPMENT PERMIT NO. 1356001
Amending La Jolla Shores Planned District and Coastal Development Permit 99-1283-B
ESSENCIA PROJECT NO. 385839

WHEREAS, 7451 HILLSIDE DRIVE, LLC, a California limited liability company, and 7455 NOTE, LLC, a California limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit, amending La Jolla Shores Planned District and Coastal Development Permit 99-1283-B, to allow a 2,044 square foot basement addition and a lot line adjustment to adjust the property lines between the two properties (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1356000 and 1356001), on portions of a 0.42 acre site;

WHEREAS, the project site is located at 7455 and 7451 Hillside Drive in the Single Family zone of the La Jolla Shores Planned District in the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 19618, filed December 6, 2004 and that Portion of Lot "B" of the Resubdivision of La Jolla Hills Unit No. 2, according to amended Map thereof No. 2087, filed January 20, 1928, all recorded in the Office of the County Recorder of San Diego County;

WHEREAS, on July 8, 2015, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1356000 and Site Development Permit No. 1356001 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on May 27, 2015 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 July 8, 2015.

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 Essencia project proposes a

2,044 square foot basement addition and a lot line adjustment to adjust the property lines between the two properties. The proposed development will be contained within the footprint of a previously permitted residential structure.

The subject property is not identified in the City's adopted LCP Land Use Plan as a public access way. The site is privately owned and developed with a single family structure. All of the proposed development will be contained within the existing footprint of the previously constructed house. No ground disturbance will result with the approval of the Project. There is no existing physical access used legally (or otherwise) by the public, nor is there any public access identified in the Local Coastal Program through the site. The project is located in the Coastal Overlay Zone requiring a Coastal Development Permit. The site is accessed by a dedicated public road and will not encroach upon or adversely affect any legal accessway within the Local Coastal Program as none are identified for this site in the Local Coastal Program, the La Jolla Community Plan, or the City's General Plan. There are no public views of the ocean or other protected scenic coastal areas from the public right-of-way across the project site. The project is consistent with all applicable land use plans including the La Jolla Community Plan, the City's General Plan and the Local Coastal Program.

Therefore, the project 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. The proposed project also will not affect public views of the ocean or other protected scenic coastal areas, as specified in the Local Coastal Program, the Neighborhood 8 Precise Plan, the Carmel Valley Community Plan, or the City's General Plan in that these plans do not identify any public views of the ocean or other protected scenic coastal areas from the project site. (Also see CDP Findings 2-4 below and SDP Findings)

2. The proposed coastal development will not adversely affect environmentally sensitive lands. The Essencia project proposes a 2,044 square foot basement addition and a lot line adjustment to adjust the property lines between the two properties. The proposed development will be contained within the footprint of a previously permitted residential structure. There are no environmentally sensitive lands present on the site, therefore the project will not adversely affect environmentally sensitive lands.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program. The Essencia project proposes a 2,044 square foot basement addition and a lot line adjustment to adjust the property lines between the two properties. The proposed development will be contained within the footprint of a previously permitted residential structure. Specifically, the project will not adversely affect coastal resources or access, nor will it contribute to the degradation of coastal resources. Therefore, the proposed project will conform with the City's Local Coastal Program Land Use Plan and the regulations of the certified Implementation Program. (Also see CDP findings 1 and 2 above and 4 below and SDP findings).

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 Essencia project proposes a 2,044 square foot basement addition and a lot line adjustment to

adjust the property lines between the two properties. The proposed development will be contained within the footprint of a previously permitted residential structure. The site is located approximately six tenths of one mile from the Pacific Ocean and the closest beach of the California coast. Between the site and the beach at La Jolla Shores is urban residential, commercial and visitor commercial development. The site is not between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone and as such the project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

1. **The proposed development will not adversely affect the applicable land use plan.** The Essencia project proposes a 2,044 square foot basement addition and a lot line adjustment to adjust the property lines between the two properties. The proposed development will be contained within the footprint of a previously permitted residential structure. For additional information, see CDP Finding 1 above.
2. **The proposed development will not be detrimental to the public health, safety, and welfare.** The Essencia project proposes a 2,044 square foot basement addition and a lot line adjustment to adjust the property lines between the two properties. The proposed development will be contained within the footprint of a previously permitted residential structure. The Project's permit controlling the development and continued use of the project for this site contains specific conditions addressing the project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls, the review of all construction plans by professional staff to determine construction will comply with all regulations and the inspection of construction to assure construction permits are implemented in accordance with the approved plans and the final construction will comply with all regulations. These requirements will assure the continued health, safety and general welfare of persons residing or working in the area. Therefore, the Project will not be detrimental to 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 Essencia project proposes a 2,044 square foot basement addition and a lot line adjustment to adjust the property lines between the two properties. The proposed development will be contained within the footprint of a previously permitted residential structure. The project will comply with the applicable regulations of the Land Development Code and no deviations or variance is required to approve the project.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1356000 and Site Development Permit No. 1356001 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and

conditions as set forth in Permit Nos. 1356000 and 1356001, a copy of which is attached hereto and made a part hereof.

John S. Fisher
Development Project Manager
Development Services

Adopted on: July 8, 2015

SAP Number: 24005052

DRAFT

HEARING OFFICER RESOLUTION NO.
COASTAL DEVELOPMENT PERMIT NO. 1356000 AND
SITE DEVELOPMENT PERMIT NO. 1356001
Amending La Jolla Shores Planned District and Coastal Development Permit 99-1283-B
ESSENCIA PROJECT NO. 385839

WHEREAS, 7451 HILLSIDE DRIVE, LLC, a California limited liability company, and 7455 NOTE, LLC, a California limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit, amending La Jolla Shores Planned District and Coastal Development Permit 99-1283-B, to allow a 2,044 square foot basement addition and a lot line adjustment to adjust the property lines between the two properties (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1356000 and 1356001), on portions of a 0.42 acre site;

WHEREAS, the project site is located at 7455 and 7451 Hillside Drive in the Single Family zone of the La Jolla Shores Planned District in the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 19618, filed December 6, 2004 and that Portion of Lot 8 of the Resubdivision of La Jolla Hills Unit No. 2, according to amended Map thereof No. 2087, filed January 20, 1928, all recorded in the Office of the County Recorder of San Diego County;

WHEREAS, on July 8, 2015, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1356000 and Site Development Permit No. 1356001 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on May 27, 2015 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 July 8, 2015.

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 Essencia project proposes a**

2,044 square foot basement addition and a lot line adjustment to adjust the property lines between the two properties. The proposed development will be contained within the footprint of a previously permitted residential structure.

The subject property is not identified in the City's adopted LCP Land Use Plan as a public access way. The site is privately owned and developed with a single family structure. All of the proposed development will be contained within the existing footprint of the previously constructed house. No ground disturbance will result with the approval of the Project. There is no existing physical access used legally (or otherwise) by the public, nor is there any public access identified in the Local Coastal Program through the site. The project is located in the Coastal Overlay Zone requiring a Coastal Development Permit. The site is accessed by a dedicated public road and will not encroach upon or adversely affect any legal accessway within the Local Coastal Program as none are identified for this site in the Local Coastal Program, the La Jolla Community Plan, or the City's General Plan. There are no public views of the ocean or other protected scenic coastal areas from the public right-of-way across the project site. The project is consistent with all applicable land use plans including the La Jolla Community Plan, the City's General Plan and the Local Coastal Program.

Therefore, the project 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. The proposed project also will not affect public views of the ocean or other protected scenic coastal areas, as specified in the Local Coastal Program, the Neighborhood 8 Precise Plan, the Carmel Valley Community Plan, or the City's General Plan in that these plans do not identify any public views of the ocean or other protected scenic coastal areas from the project site. (Also see CDP Findings 2-4 below and SDP Findings)

2. The proposed coastal development will not adversely affect environmentally sensitive lands. The Essencia project proposes a 2,044 square foot basement addition and a lot line adjustment to adjust the property lines between the two properties. The proposed development will be contained within the footprint of a previously permitted residential structure. There are no environmentally sensitive lands present on the site, therefore the project will not adversely affect environmentally sensitive lands.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program. The Essencia project proposes a 2,044 square foot basement addition and a lot line adjustment to adjust the property lines between the two properties. The proposed development will be contained within the footprint of a previously permitted residential structure. Specifically, the project will not adversely affect coastal resources or access, nor will it contribute to the degradation of coastal resources. Therefore, the proposed project will conform with the City's Local Coastal Program Land Use Plan and the regulations of the certified Implementation Program. (Also see CDP findings 1 and 2 above and 4 below and SDP findings).

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 Essencia project proposes a 2,044 square foot basement addition and a lot line adjustment to

adjust the property lines between the two properties. The proposed development will be contained within the footprint of a previously permitted residential structure. The site is located approximately six tenths of one mile from the Pacific Ocean and the closest beach of the California coast. Between the site and the beach at La Jolla Shores is urban residential, commercial and visitor commercial development. The site is not between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone and as such the project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

1. **The proposed development will not adversely affect the applicable land use plan.** The Essencia project proposes a 2,044 square foot basement addition and a lot line adjustment to adjust the property lines between the two properties. The proposed development will be contained within the footprint of a previously permitted residential structure. For additional information, see CDP Finding 1 above.
2. **The proposed development will not be detrimental to the public health, safety, and welfare.** The Essencia project proposes a 2,044 square foot basement addition and a lot line adjustment to adjust the property lines between the two properties. The proposed development will be contained within the footprint of a previously permitted residential structure. The Project's permit controlling the development and continued use of the project for this site contains specific conditions addressing the project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls, the review of all construction plans by professional staff to determine construction will comply with all regulations and the inspection of construction to assure construction permits are implemented in accordance with the approved plans and the final construction will comply with all regulations. These requirements will assure the continued health, safety and general welfare of persons residing or working in the area. Therefore, the Project will not be detrimental to 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 Essencia project proposes a 2,044 square foot basement addition and a lot line adjustment to adjust the property lines between the two properties. The proposed development will be contained within the footprint of a previously permitted residential structure. The project will comply with the applicable regulations of the Land Development Code and no deviations or variance is required to approve the project.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1356000 and Site Development Permit No. 1356001 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and

conditions as set forth in Permit Nos. 1356000 and 1356001, a copy of which is attached hereto and made a part hereof.

John S. Fisher
Development Project Manager
Development Services

Adopted on: July 8, 2015

SAP Number: 24005052

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: 24005052

**COASTAL DEVELOPMENT PERMIT NO. 1356000 AND
SITE DEVELOPMENT PERMIT NO. 1356001
ESSENCIA PROJECT NO. 385839**

**Amending La Jolla Shores Planned District and Coastal Development Permit 99-1283-B
HEARING OFFICER**

This Coastal Development Permit No. 1356000 and Site Development Permit No. 1356001, amending La Jolla Shores Planned District and Coastal Development Permit 99-1283-B, are granted by the Hearing Officer of the City of San Diego to 7451 HILLSIDE DRIVE, LLC, a California limited liability company, and 7455 NOTE, LLC, a California limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708 and 126.0504. The 0.42 acre site is located at 7455 and 7451 Hillside Drive in the Single Family zone of the La Jolla Shores Planned District in the La Jolla Community Plan area. The project site is legally described as Parcel 1 of Parcel Map No. 19618, filed December 6, 2004 and that Portion of Lot "B" of the Resubdivision of La Jolla Hills Unit No. 2, according to amended Map thereof No. 2087, filed January 20, 1928, all recorded in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to allow a 2,044 square foot basement addition and a lot line adjustment to adjust the property lines between the two properties described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 8, 2015, on file in the Development Services Department.

The project shall include:

- a. a 2,044 square foot basement addition and a lot line adjustment to adjust the property lines between the two properties;

- b. 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 No. 1356000 and Site Development Permit No. 1356001 (Permit) amends La Jolla Shores Planned District and Coastal Development Permit 99-1283-B to allow the project described above. All prior conditions, obligations and rights remain in full force and effect as described by La Jolla Shores Planned District and Coastal Development Permit 99-1283-B (DOC# 2001-0703057). Where there may be a conflict between this Permit and the La Jolla Shores Planned District and Coastal Development Permit 99-1283-B, this Permit shall prevail.
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.

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 July 8, 2015 by Resolution HO-
(_____).

DRAFT

Permit Type/PTS Approval No.: CDP No. 1356000/SDP No. 1356001
Date of Approval: July 8, 2015

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.

7451 HILLSIDE DRIVE, LLC
a California limited liability company
Owner/Permittee

By _____
Mark Kooklani
Managing Member

7455 NOTE, LLC,
a California limited liability company
Owner/Permittee

By _____
Mark Kooklani
Managing Member

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



THE CITY OF SAN DIEGO

Date of Notice: May 27, 2015

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

IO# 24005052

PROJECT NAME/NUMBER: Essencia/385839

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: The project is located at 7455 & 7451 Hillside Drive, La Jolla California.

PROJECT DESCRIPTION: The project would permit a previously constructed 2,044 square foot basement addition to an existing single family residence and a lot line adjustment. The project site is located in the LJSPD-SF Zone of the La Jolla Shores Planned District in the La Jolla Community Plan area and the Coastal Non-Appealable Overlay. The project does not propose any physical development or grading and no ground disturbing activities.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego

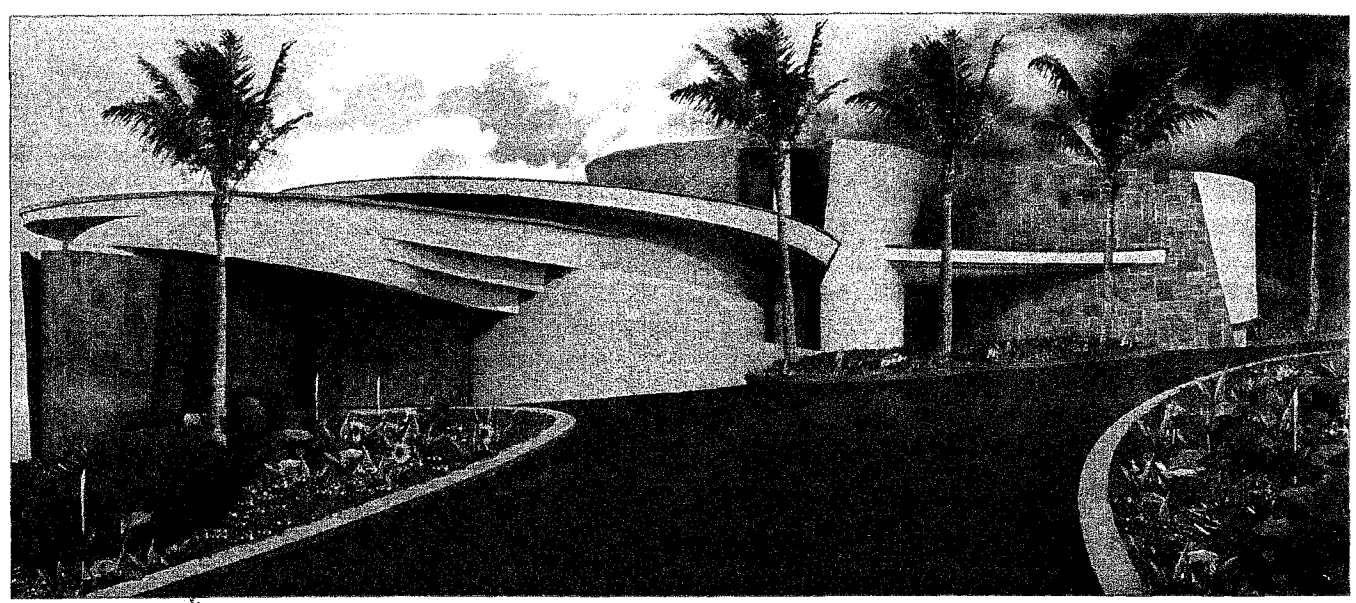
ENVIRONMENTAL DETERMINATION: 15301 (Existing Facilities)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Development Services Department

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: 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 permitting of existing structures involving negligible or no expansion of use. Since the project would permit a previously constructed basement and a lot line adjustment that would not allow an expansion of use the project qualifies to be categorical exempt from CEQA. The project does not propose any new development and impacts to sensitive resources would not occur therefore, the exceptions listed in CEQA Section 15300.2 would not apply.

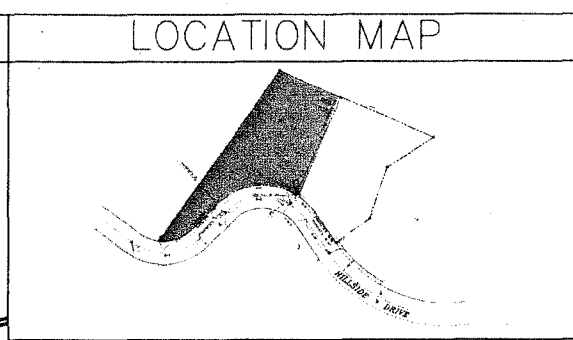
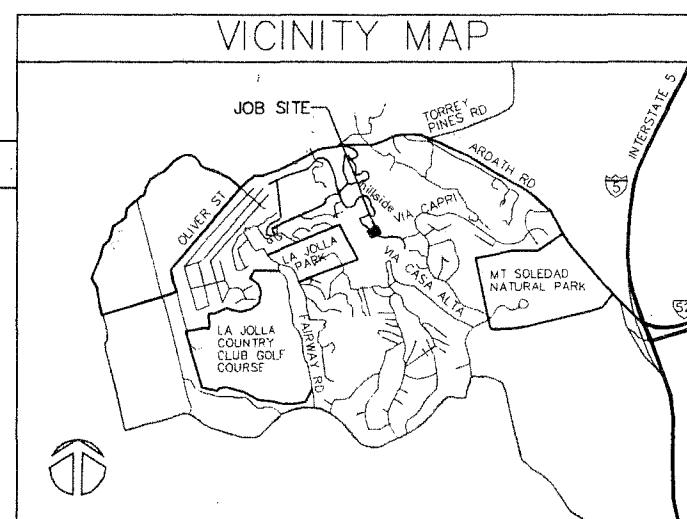


HILLSIDE RESIDENCE



629 J STREET
UNIT 102
SAN DIEGO
CA, 92101
(619)858 2345

REVISIONS
DRAWN DATED



SYMBOLS

PROJECT NORTH
NORTH

GRID REFERENCE
A
1

DETAIL OF SECTION
CROSS SECTION REF.
SHEET ON WHICH DETAIL OR SECTION IS DRAWN

ELEVATION REFERENCE

ENLARGE PLAN AREA REFERENCE

PLAN TITLE
DRAWING TITLE REF SHEET NUMBER

ROOM NUMBER

WORKING POINT

REVISION

DOOR NUMBER

WINDOW NUMBER

DIRECTION OF ELEVATION

DETAIL REFERENCING INTERIOR ELEVATION

SHEET NUMBER

OUTLINE OF STRUCTURE (ABOVE OR BELOW) CENTER LINE

PROJECT DISCIPTION

AMEND COSTAL DEVELOPMENT PERMIT
99-1283-13 MMRP AND SCR 5632 TO
PERMIT (BASEMENT ADDITION).

HILLSIDE RESIDENCE
7455 HILLSIDE DRIVE
LA JOLLA, CA 92037

DRAWN CHAD

CHECKED PROJECT NO.

DATE 3-10-15
SHEET TITLE

TITLE PLAN

SHEET NO.

T-1

ABBREVIATIONS

A	ALTERNATE ARCHITECT / ARCHITECTURAL	J	JOINT
AL	ALUMINUM	JL	JOINT LINE
ASPH	ASPHALT	K	KNOCK OUT
B	BUILDING	K.O.	KNOCK OUT
BL	BEAM	L	LOCKER
BT	BOTTOM	L(OR)S	LOCKER (S)
C	CHANNEL	M	MASONRY
C.J.	CONSTRUCTION JOINT	MECH.	MECHANICAL
CL	CENTER LINE	MEMBR.	MEMBRANE
CON.	CONCRETE	MANUF.	MANUFACTURER
C.P.	CAST IN PLACE	MIR.	MIRRORS
COL.	COLUMN	MISC.	MISCELLANEOUS
CONC.	CONCRETE	N	NOT TO SCALE
CONSTR.	CONSTRUCTION	N.H.S.	NOT TO SCALE NUMBER
CONT.	CONTIGUOUS	O	OUTSIDE DIAMETER
CR.	CORNER	OPPG.	OPPOSITE
D	DEPARTMENT	OPP.	OPPOSITE
DEPT.	DEPARTMENT	P	PROPERTY LINE
DET.	DETAIL	PL	PLASTER
DI.	DIMENSION	PLA.	PLASTER
DR.	DRAWING	PL.	POINT
E	EXPANSION JOINT	R	REINFORCED CONCRETE
E.A.	EACH	R.O.	ROOF DRAIN
ELEC.	ELECTRIC	REF.	REFERENCE
EQ.	EQUAL	REF.	REFERENCE
EQUIP.	EQUIPMENT	RENF.	REINFORCE / REINFORCING
EXH.	EXHAUST	S	SCALE
EXT.	EXPOSED	SECT.	SECTION
F	FLOOR	SH.	SHEET
F.D.	FLOOR DRAIN	SP.	SPECIFICATIONS
F.E.C.	FIRE EXTINGUISHER CABINET	SQL.	SQUARE
F.F.	FRESH FLOOR	ST.	STEEL
F.F.C.	FACE OF CONCRETE	STRUCT.	STRUCTURAL
F.F.S.	FACE OF STUD	T	TOP OF CONCRETE
F.F.W.	FACE OF WALL	T.O.P.	TOP OF PAVING
F.F.	FRESH FLOOR	TYP.	TYPICAL
F.L.	FLOOR / FLOORING	U.S.C.	UNIFORM BUILDING CODE
FND.	FOUNDATION	U.S.C.	UNLESS NOTED OTHERWISE
FT.	FOOTING	V	VAPOR BARRIER
G	GENERAL	VERT.	VERTICAL
GL.	GLASS	W	WATER RESISTANT
H	HOLE	W.P.	ROUGH WIRE FABRIC
H.M.	HOLLOW METAL	W.P.	WATERPROOF
H.M.	HORIZONTAL		
H.	HOUR		
HT.	HEIGHT		
INCL.	INCLUDED		
INFO.	INFORMATION		
INSUL.	INSULATION		

PROJECT DATA

ADDRESS	7455 HILLSIDE DRIVE LA JOLLA, CA 92037
DESCRIPTION	SINGLE FAMILY RESIDENCE 4 BEDROOM, 3 CAR GARAGE
BASE ZONE	LA JOLLA SHORES PLANNED DISTRICT-SF
OVERLAY ZONES	COASTAL NOW APPEALABLE OVERLAR, COASTAL MENTS LIMIT.
CLIMATE ZONE	1
LOT AREA	18, 474 SQ FT
OCCUPANCY	RESIDENTIAL
CONSTRUCTION TYPE	V, NON RATED
GOVERNING CODE	2001 CBC
ZONE FLOOR AREA RATIO	SF / L.TSPD 60 MAX. LOT COVERAGE 30 MIN. LANDSCAPING 2006
YEAR BUILT	2006
GEOLOGY HAZAR CAT.	27
PROPOSED RESIDENCE	
MAIN FLOOR HABITABLE	3,098 S.F.
LOWER FLOOR HABITABLE	5,209 S.F.
TOTAL HABITABLE	8,307 S.F.
GARAGE	648 S.F.
TOTAL	8,955 S.F.
FAR CALCULATIONS	
MAIN FLOOR HABITABLE	3,098 S.F.
MAIN FLOOR POTENTIAL	125 S.F.
MAIN FLOOR GARAGE	648 S.F.
MAIN LEVEL GROSS	3,871 S.F.
LOWER FLOOR HABITABLE	5,209 S.F.
LOWER FLOOR EXEMPT	3,734 S.F.
LOWER LEVEL TOWARD FAR	1,475 S.F.
TOTAL AREA TOWARDS FAR	5,346 S.F.
FAR CALCULATION	5,346 S.F. / 18,474 = 28.3

LEGAL DESCRIPTIONS

SITE ADDRESS: 7455 HILLSIDE DR., LA JOLLA CA, 92037

NOTE: APN: 352 - 141 - 07 - 00
A PORTION OF LOT "B" OF THE RESUBDIVISION OF LA JOLLA HILLS UNIT No 2 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO AMENDED MAP THEREOF No. 2087, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JANUARY 20, 1923

DIRECTORY

PROJECT OWNER	HILLSIDE DRIVE, LLC. 2032 VIA CASA ALTA LA JOLLA, CA, 92037 PHONE: (619) 858 2345 (619) 858 2344
PROJECT DESIGNER	CDGI P.O. BOX 84180 SAN DIEGO, CA. 92138 PHONE: (619) 858-2345 (619) 858-2344 E-MAIL: francisco@cdgius.com
CIVL ENG.	VICTOR RODRIGUEZ FERNANDEZ 1283 E. MAIN ST. STE. 109 EL CAJON, CA. 92021 (760)357-24-34

SHEET INDEX

- T-1 TITLE PLAN
- A-1 SITE PLAN
- A-2.1 MAIN LEVEL FLOOR PLAN
- A-2.2 LOWER LEVEL FLOOR PLAN
- A-3. ROOF PLAN
- A-4. ELEVATIONS
- A-5. SECTIONES
- L-1 LANDSCAPE -BRUSH MANAGEMENT
- L-2 LANDSCAPE-PLANTING

PREPARED BY: 'CDGI' P.O. BOX 84180
SAN DIEGO, CA. 92138

PROJECT ADDRESS: 7455 HILLSIDE DRIVE
LA JOLLA, CA, 92037

PROJECTNAME HILLSIDE RESIDENCE
APN.: 352 - 141 - 07 - 00
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
SCOPE OF WORK CDP

THIS PROJECT SHALL COMPLY WITH THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24)

LA JOLLA SHORES PLANNED DISTRICT



629 J STREET
UNIT 102
SAN DIEGO
CA, 92101
(619)858 2945

REVISIONS

DRAWN DATED

1 10-06-14

HILLSIDE RESIDENCE
7455 HILLSIDE DRIVE
LA JOLLA, CA

DRAWN CHAD

CHECKED

PROJECT NO.

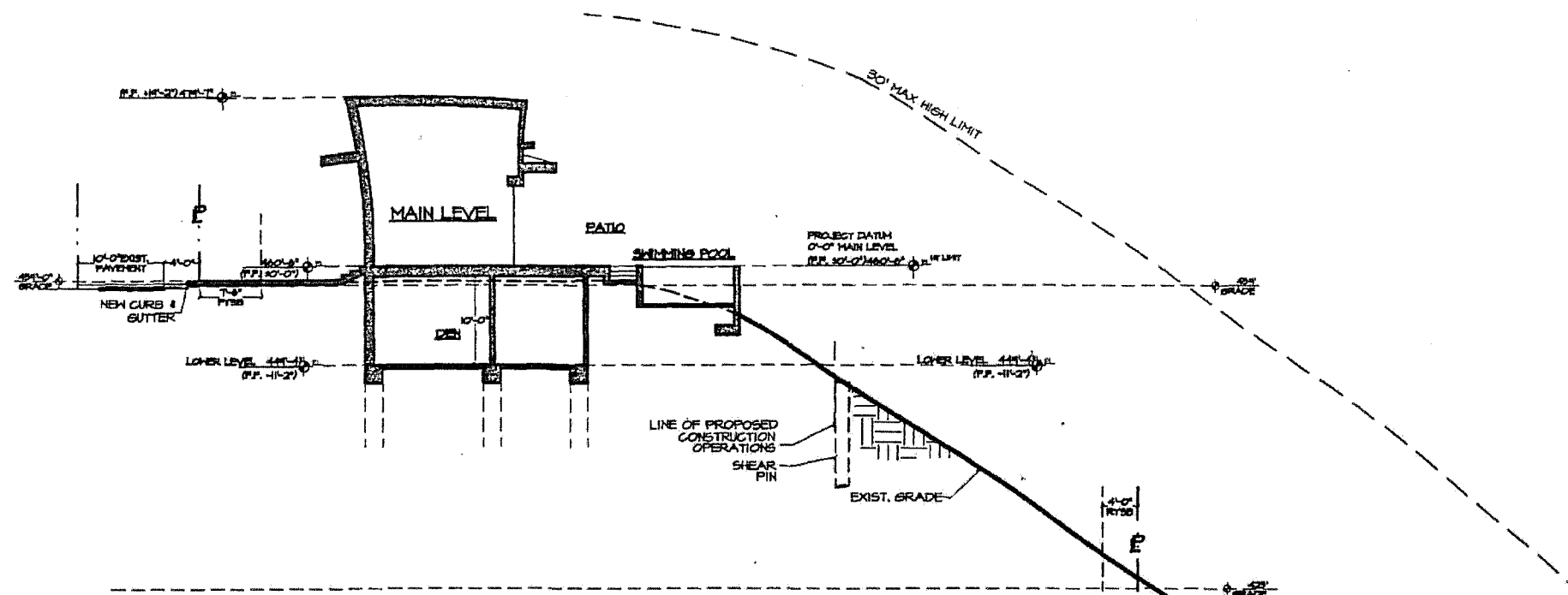
DATE 10/08/14

SHEET TITLE

SITE
SECT.

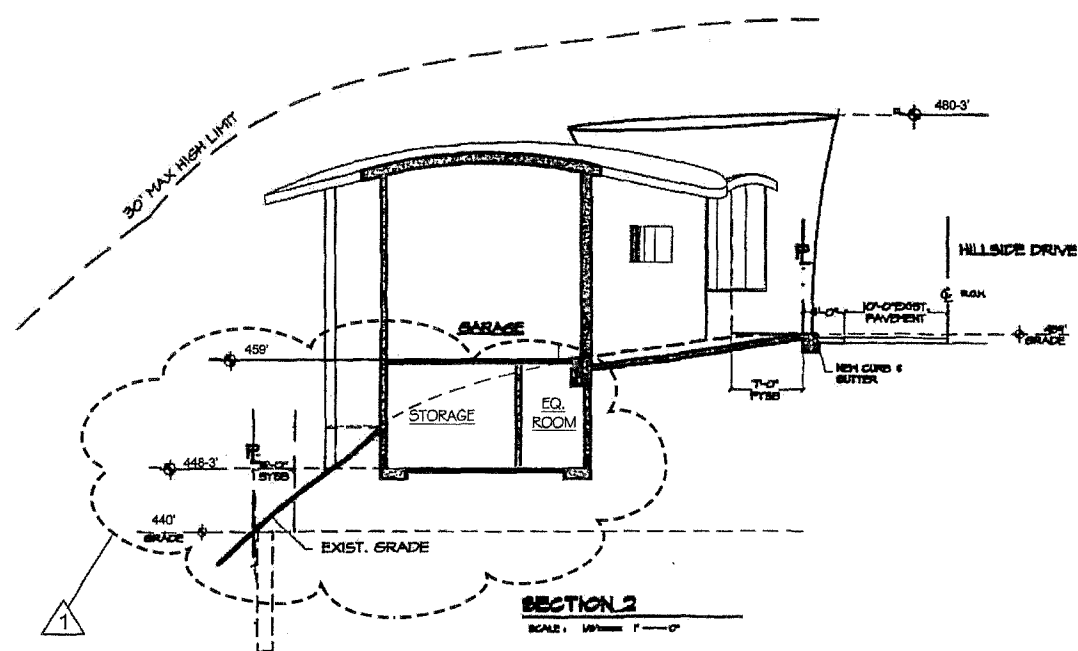
SHEET NO.

A-1.1



SECTION 1

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



SECTION 2

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



629 J STREET
UNIT 102
SAN DIEGO
CA. 92101
(619)858 2346

REVISIONS
DRAWN DATED
10-08-14

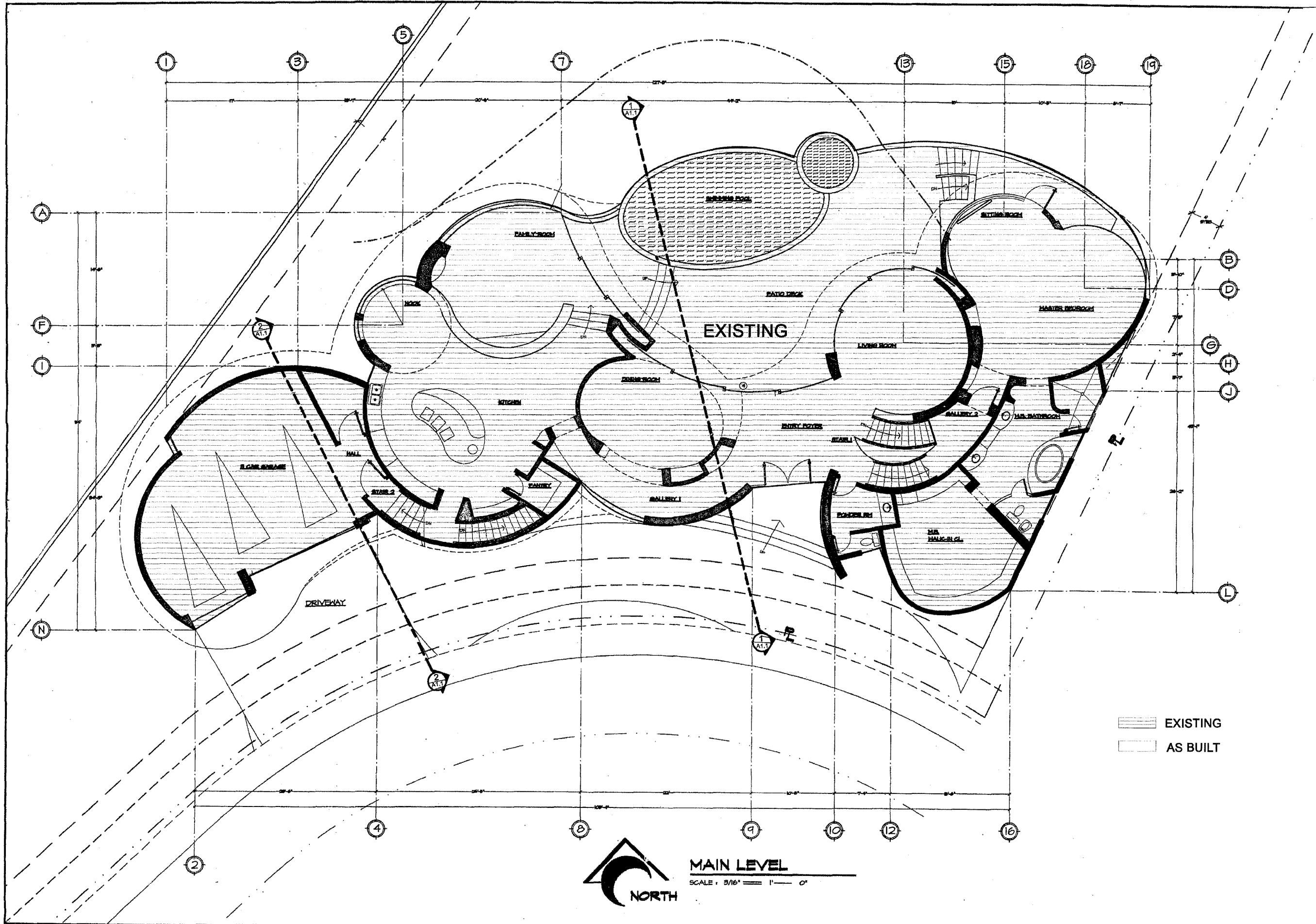
HILLSIDE RESIDENCE
7455 HILLSIDE DRIVE
LA JOLLA, CA

DRAWN VC
CHECKED
PROJECT NO.

DATE 10/06/14
SHEET TITLE

MAIN LEVEL
FLOOR PLAN

SHEET NO.
A-2.1





629 J STREET
UNIT 1 02
SAN DIEGO
CA. 92101
(619)858 2345

REVISIONS	
DRAWN	DATED
△	10-06-14

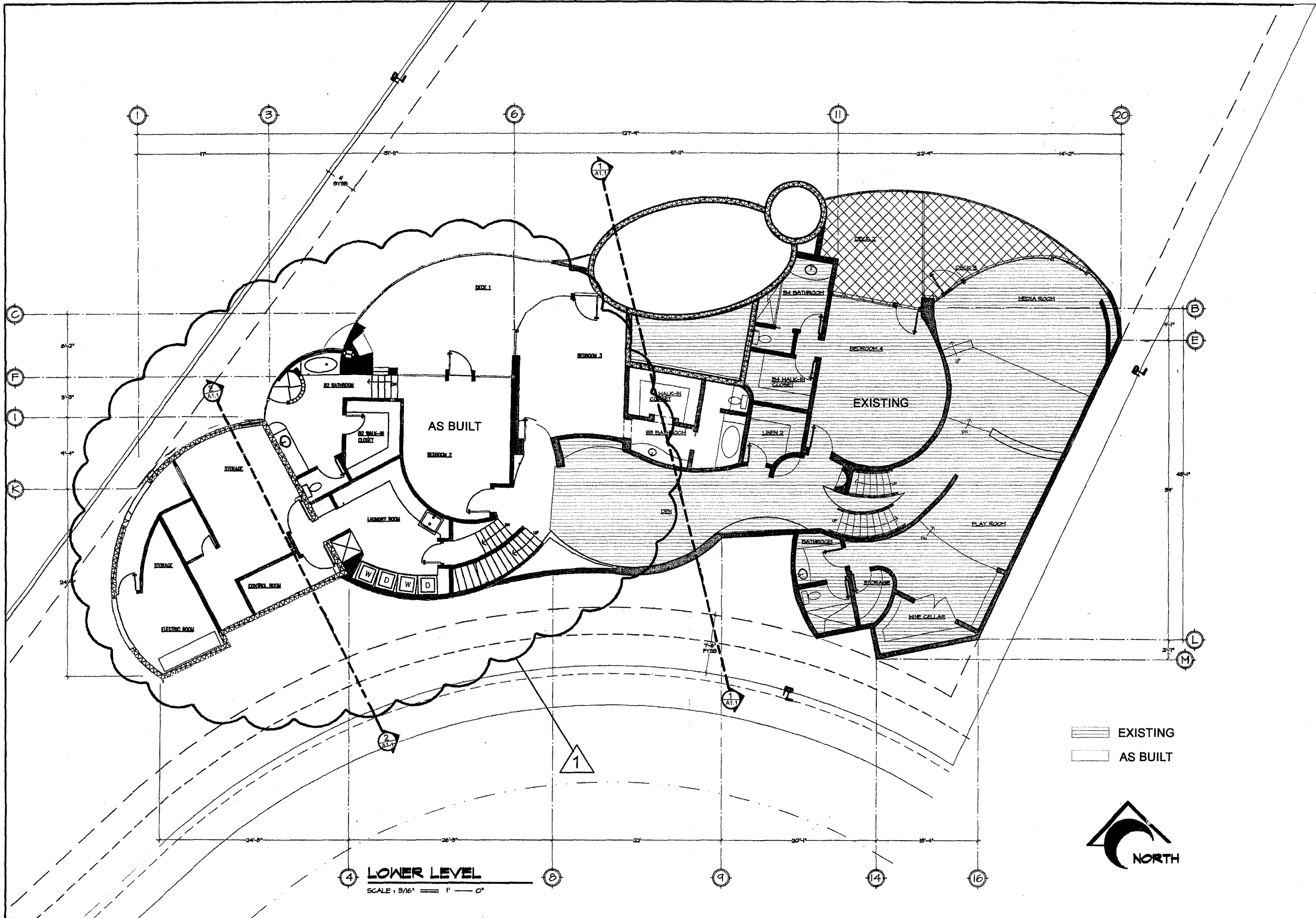
HILLSIDE RESIDENCE
7455 HILLSIDE DRIVE
L JOLLA, CA

10/06/14

DRAWN	CHAD
CHECKED	
PROJECT NO.	
DATE	10/06/14
SHEET TITLE	

LOWER LEVEL

SHEET NO.	A-2.2
-----------	--------------





629 J STREET
UNIT 102
SAN DIEGO
CA. 92101
(619)855 2345

REVISIONS

DRAWN DATED

10-08-14

HILLSIDE RESIDENCE
7455 HILLSIDE DRIVE
LA JOLLA, CA

DRAWN CHAD

CHECKED PROJECT NO.

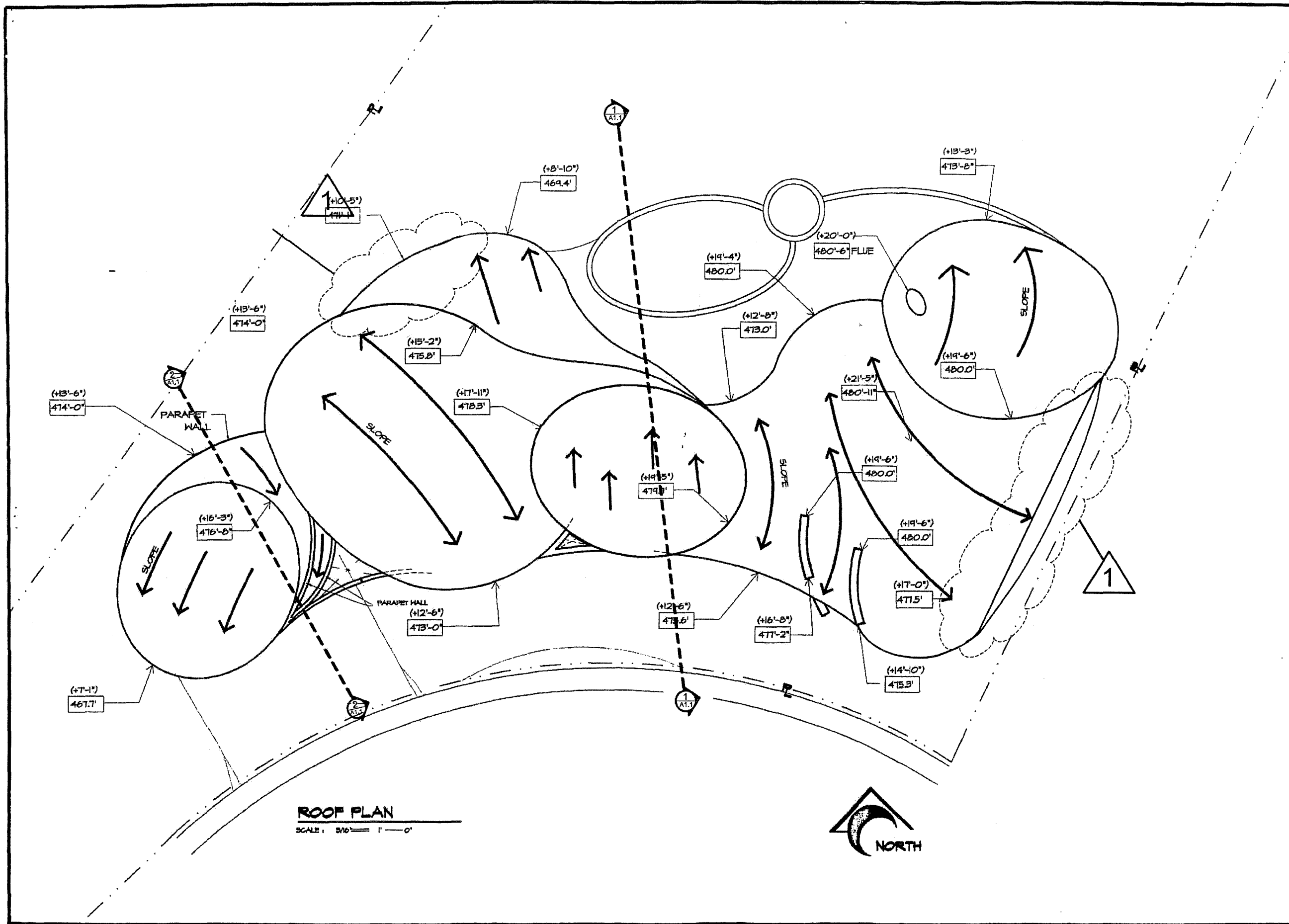
DATE 10/08/14

SHEET TITLE

ROOF PLAN

SHEET NO.

A-3



ROOF PLAN
SCALE: 3/16" = 1' - 0"





752 5th AVE
SAN DIEGO
CA 92101
(619)558 2345

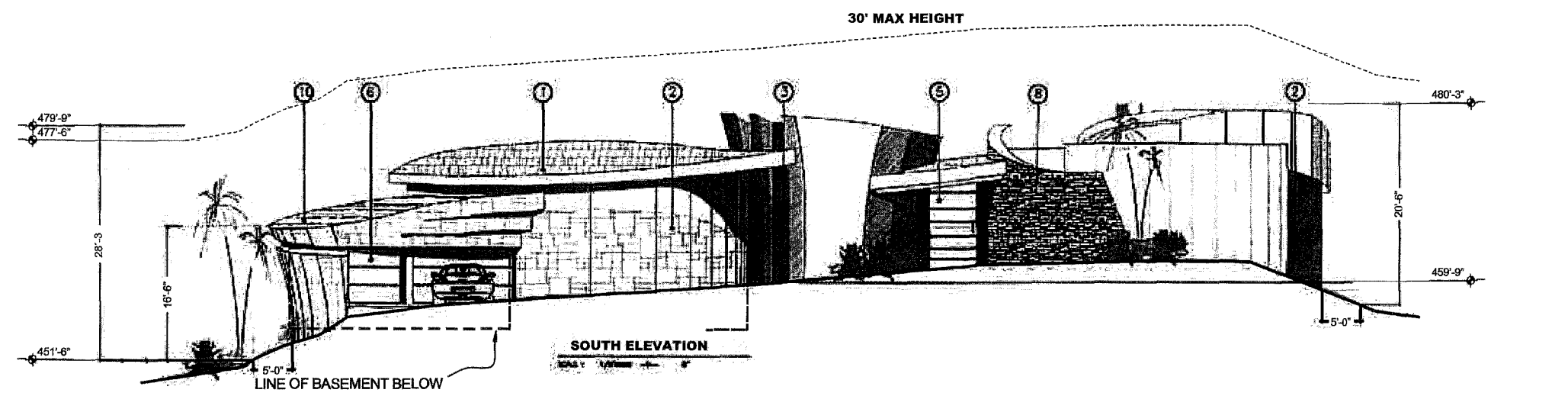
REVISIONS
DRAWN DATED

HILLSIDE RESIDENCE
7455 HILLSIDE DRIVE
LA JOLLA, CA.

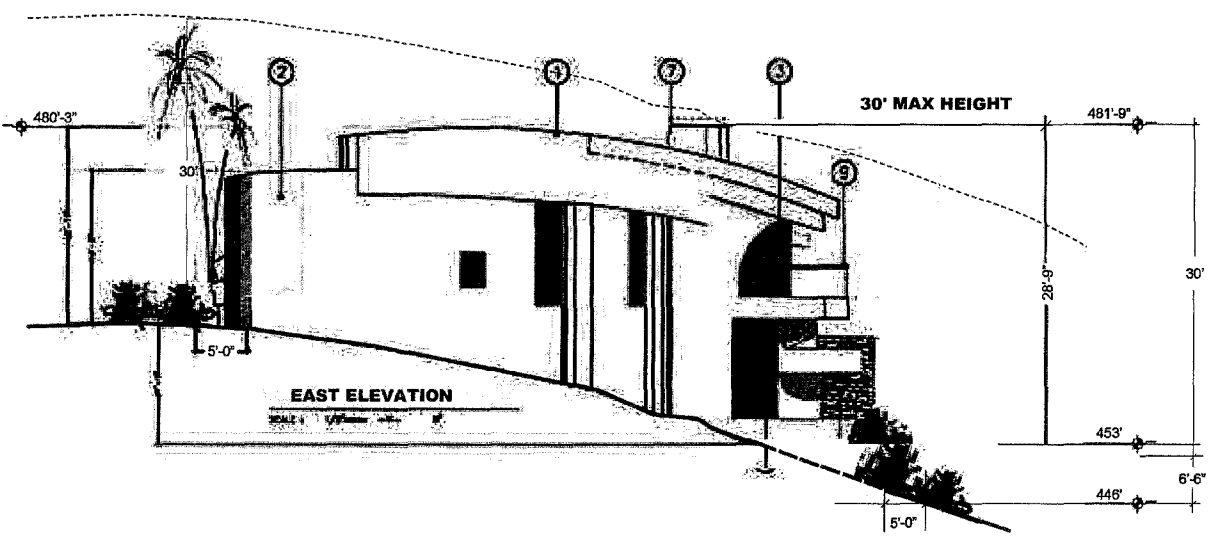
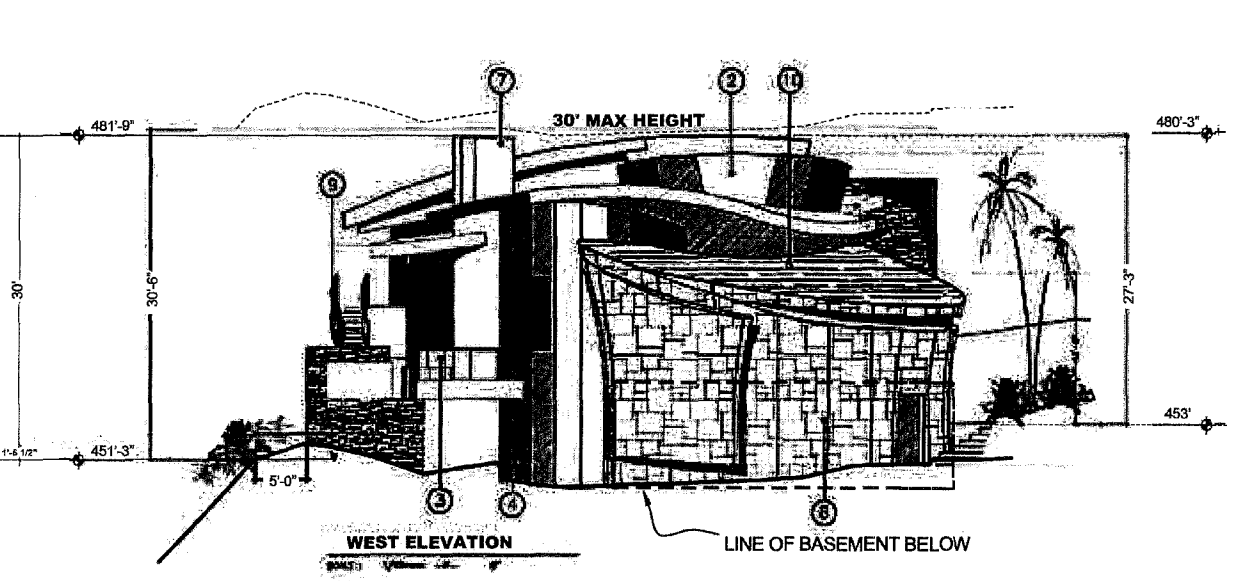
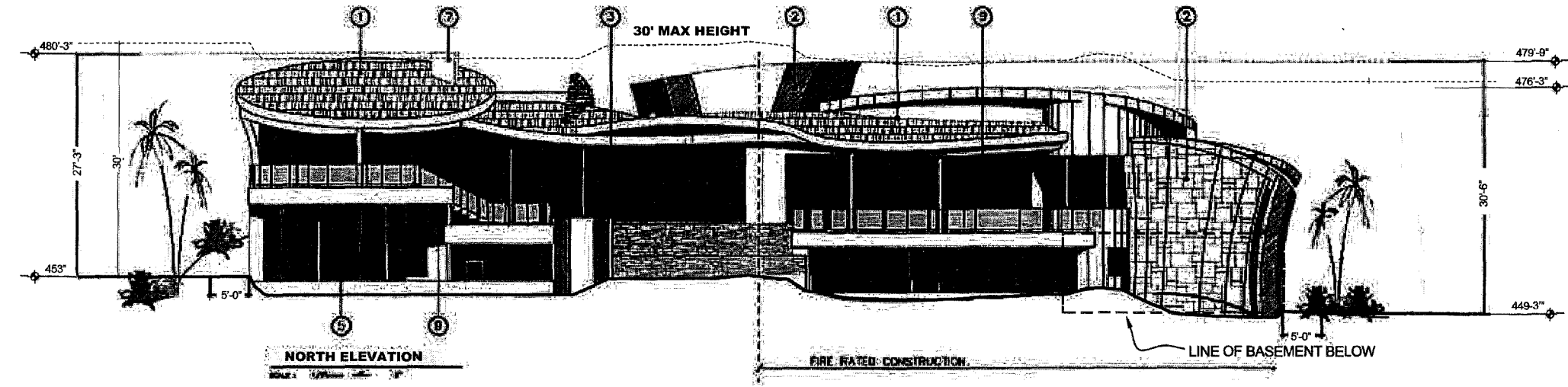
DRAWN: MICHAEL FET
CHECKED:
PROJECT NO:
DATE: 10/06/14
SHEET NO:

ELEVATIONS

SHEET NO:
A-4



- LEGEND**
1. HARDY SHAKE (DESERT SAND ROOF TILE BY EAGLEITE - I.C.B.O. #1660)
 2. STUCCO - GENEA BY EXPO (LIGHT BEIGE)
 3. GLAZING PER SCHEDULE (TYP. NON-REFLECTING)
 4. WINDOW PER SCHEDULE (FRAMELESS)
 5. DOOR PER SCHEDULE (WOOD)
 6. GARAGE DOOR PER SCHEDULE
 7. FIREPLACE
 8. STONE VENEER (MULTI-COLOR SLATE)
 9. HANDRAILING PER DETAIL
 10. HOT MOPPED ROOF UNDER 2 LAYERS OF 40# MINERAL CAP.





P.O. BOX 889
• LA JOLLA •
CALIFORNIA 92038

LA JOLLA COMMUNITY PLANNING ASSOCIATION

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

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

Regular Meeting – 5 February 2015

Attention: John Fisher, PM, City of San Diego

Project: Essencia Lot Line Adjustment
7455 and 7451 Hillside Drive
PN: 385839

Motion: Findings CAN be made for lot line adjustment and an SDP and CDP amending the LJS Planned District Permit SCR 5362 and forward the recommendations to the City. **Vote: 13-0-1**

Submitted by:

Joseph LaCava

2/05/2015

Joe LaCava, President
LJCPA

Date

La Jolla Shores Planned District (LJSPD) Advisory Board Agenda Item Record

Project: PTS 385839 Essencia Item: C Date: 5/18/2015
7455 & 7451, Hillside Dr.

Applicant: Mark Kooklani

Description: CDP & SSDP
Lot line adjustment, ~~to~~ correct a setback
violation, added Subterranean SF at 7455.

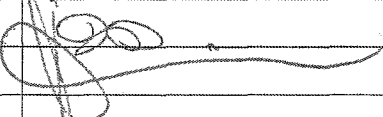
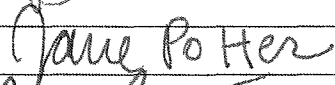
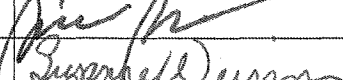

Recommendation

- A. Minor Project-Process 1. Project conforms to the LJSPD as adopted by the City Council.
- B. Major Project-Process 3. Project conforms to the LJSPD as adopted by the City Council
- C. Denial. The project does not conform to the LJSPD as adopted by the City Council
- D. Approval subject to the following modifications to ensure conformity to the LJSPD.

- E. No recommendation due to a lack of four affirmative votes.
- F. Concept Review Only

Motion by Donovan, second by Weissman, to approve
The proposed lot line adjustment, SF adjustment,
and correction of setback violation

Board Signatures

Trustee	Approve	Disapprove/Abstain
Dolores Donovan		
Nathaniel Fisher		
Dan Goese		
Jane Potter		
Susan Starr		
Susanne Weissman		

Absentees:


 Chairperson



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

Ownership Disclosure Statement

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

Project Title

Essencia (7455 Hillside) & 7451 Hillside Drive

Project No. For City Use Only

265839

Project Address:

7455 Hillside Drive, La Jolla, CA. 92037 & 7451 Hillside Drive, La Jolla, CA. 92037

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

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

Additional pages attached Yes No

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title:

Essencia

Project No. (For City Use Only)

285839

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

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. _____
 Partnership

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

Corporate/Partnership Name (type or print):
 7455 NOTE, LLC

Owner Tenant/Lessee

Street Address:
 2032 Via Casa Alta

City/State/Zip:
 La Jolla, CA. 92037

Phone No: (760) 715-8878 Fax No:

Name of Corporate Officer/Partner (type or print):
 Mark Kooklani

Title (type or print):
 Owner

Signature:  Date: 10/14/14

Corporate/Partnership Name (type or print):
 7451 Hillside Drive, LLC

Owner Tenant/Lessee


Street Address:
 2032 Via Casa Alta

City/State/Zip:
 La Jolla, CA. 92037

Phone No: (760) 715-8878 Fax No:

Name of Corporate Officer/Partner (type or print):
 Mark Kooklani

Title (type or print):
 Owner

Signature:  Date: 10/14/14

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

PROJECT DATA SHEET

PROJECT NAME:	Essencia	
PROJECT DESCRIPTION:	Add a 2,044 square foot basement addition and a lot line adjustment to adjust the property lines between the two properties.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Coastal Development Permit and Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Single Family Residential	
<u>ZONING INFORMATION:</u>		
ZONE: Single Family HEIGHT LIMIT: 30-foot maximum height limit. LOT SIZE: NA FLOOR AREA RATIO: NA FRONT SETBACK: NA SIDE SETBACK: NA STREETSIDE SETBACK: NA REAR SETBACK: NA PARKING: 2 per lot.		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single Family Residential; LJSPD-SF	Single Family Residential
SOUTH:	Single Family Residential; RS-1-1	Single Family Residential
EAST:	Single Family Residential; LJSPD-SF	Single Family Residential
WEST:	Single Family Residential; LJSPD-SF	Single Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	February 5, 2015 the La Jolla Community Planning Assoc. voted 13:0:1 to recommend approval.	