

DATE ISSUED: May 24, 2012 **REPORT NO. PC-12-054**

ATTENTION: **Planning Commission, Agenda of May 31, 2012**

SUBJECT: KRETOWICZ RESIDENCE EOT- PROJECT NO. 259646
PROCESS FOUR

REFERENCE: Planning Commission Report No. PC-08-120;
City Council Resolution No. R-304528 Denying the Appeal and Granting
Site Development Permit No. 482270 and Denying Neighborhood Use
Permit No. 581890 for the Kretowicz Residence, December 2, 2008.

OWNER/ DUK Trust /
APPLICANT: Ure R. Kretowicz and Diane M. Kretowicz

SUMMARY

Issue: Should the Planning Commission approve an Extension of Time (EOT) for Site Development Permit No. 482270 to allow the applicant time to continue processing the Coastal Development Permit with the California Coastal Commission for modifications and additions to a single family residence located at 7957 Princess Street in the La Jolla Community Plan Area?

Staff Recommendation: **APPROVE** Extension of Time No. 979355.

Community Planning Group Recommendation: On March 1, 2012, the La Jolla Community Planning Association voted 11-1-4 to recommend denial of the Extension of Time for the Site Development Permit (Attachment 13).

Environmental Review: Negative Declaration (ND) No. 138513 was prepared for the Kretowicz Residence project, which was before the City of San Diego City Council and certified and adopted on December 2, 2008, by Resolution No. 304527. The project proposes an Extension of Time for Site Development Permit No. 482270. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162(a): (1) No substantial changes are proposed to the project which would require major revisions of

the previous ND; (2) No substantial changes occur with respect to the circumstances under which the project is undertaken that would require any revisions to the previous ND; and (3) There is no new information of substantial importance that was not known and could not have been known at the time the previous ND was certified. Therefore, no subsequent environmental document is required, in that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document. All of the impacts were adequately addressed and disclosed in previously certified ND No. 138513.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: Neighborhood Code Compliance Case (No. NC40952) is currently active at this property for previously constructed improvements and additions to an existing single-family residence that were constructed without obtaining an amendment to the original Coastal Commission Permit and/or without obtaining building and public improvement permits.

Housing Impact Statement: None with this action.

BACKGROUND

The project site is located at 7957 Princess Street (Attachment 1), the northern terminus of Princess Street, west of Spindriff Drive (Attachment 2). The site contains three legal lots, two of the lots are at the nexus of a coastal bluff and coastal canyon, and are located in the RS-1-7 Zone. The third lot is approximately 436 square feet in size and is located at the terminus of Princess Street, and is located in the SF Zone of the La Jolla Shores Planned District (Attachment 3). The site is within the La Jolla Community Plan Area (Attachment 4), Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, the Beach Impact Area of the Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone. The zoning designations allow for single family residential and the La Jolla Community Plan (LJCP) designates the proposed project site for single family use (5-9 dwelling units per acre). Princess Street is a public street and the cul-de-sac located at the terminus of the street is within the public right-of-way.

The property originally contained an existing two story single family residence constructed prior to 1915, and the prior owner of the property obtained three Coastal Development Permits (CDP) that were issued by the California Coastal Commission for several additions and modifications to the existing structure.

The property was purchased by the current applicant in 1993, and is developed with a two-story, 7,249 square foot, single family residence with an attached two car garage, and detached accessory structures. The property has undergone several improvements, modifications, and additions by the current owner that were constructed without obtaining an amendment to the original CDP and/or without obtaining building and public improvement permits pursuant to Neighborhood Code Compliance Department (NCCD) Case No. NC40952. A brief history of

the coastal actions, appeals, litigation, permits, and Civil Penalty Hearing are located in Attachment 6-Permit History.

Development of the proposed project required the approval of a Process 4 Site Development Permit (SDP) to amend SDP No. 108967 for development on a premise containing sensitive coastal bluffs, and for encroachments established and maintained in the public right-of-way when the applicant is not the record owner of the property on which the proposed encroachment will be located; and the applicant requested a Neighborhood Use Permit (NUP) for a proposed guest quarters in the existing structure within the public right-of-way. The Coastal Commission is exclusively responsible for the CDP and or amendments pursuant to Section 126.0717 of the Land Development Code (LDC). Therefore, the CDP will be processed and issued by the Coastal Commission as an amendment to the original CDP.

Previous Planning Commission Action: On October 9, 2008, the Planning Commission heard the proposed project for the improvements, modifications, and additions to the existing single-family residence, the project site, and the accessory structures that have been previously constructed as outlined in the Planning Commission Report No. PC-08-120. The request included a new trellis addition over the second floor deck and a new jacuzzi, which includes new retaining walls and a raised platform. An existing detached accessory building is located at the terminus of Princess Street and was approved on January 28, 1969, pursuant to Building Permit No. E40921, and a portion or 1/3 of this structure is within the public right-of-way. The applicant was proposing to use the remodeled detached accessory building as a guest quarters. However, the approval of the NUP for guest quarters would grant habitable living space/use within the public right-of-way, which creates a life and safety issue for those living and sleeping in the structure, a liability for the City, and did not benefit a public purpose. The Planning Commission voted 5-0-2 to approve staff's alternative recommendation to Certify ND No. 138513, Approve SDP No. 482270, and Deny NUP No. 581890 on the reasons stated above (Planning Commission Resolution No. 4463-PC).

Previous City Council Action: On October 23, 2008, an appeal of the Planning Commission's decision and the Environmental Determination was submitted. The matter was set for public hearing on December 2, 2008, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same voted 7-1-0 to Deny the Appeal; and Certify ND No. 138513 pursuant to Resolution No. R-304427 (Attachment 10), and Approve SDP No. 482270 and Deny NUP No. 581890 pursuant to Resolution No. R-304428 (Attachment 11); and Site Development Permit No. 482270 (Attachment 12).

California Coastal Commission Action: An amendment application was filed with the Coastal Commission and the CDP Application No. A-133-79-A5/F6760-A6, and was set for public hearing on July 14, 2011. The Coastal Commission approved the permit and required the applicant to record a vertical public access easement prior to issuance of the permit amendment, but did not approve the applicant's request to defer the opening of the easement. Instead, the Coastal Commission required that the easement be opened to the public as soon as the easement is accepted and access improvements are constructed. But emergency lifeguard access will be made available immediately. This decision is currently under litigation.

DISCUSSION

Project Description:

The project proposes a three year EOT for SDP No. 482270 to allow the applicant time to continue processing the CDP with the Coastal Commission, which is currently under litigation. On August 2, 2011, the City Council adopted the 7th code updates to the LDC which includes provisions to allow for tolling for development permits during a lawsuit. However, the Coastal Commission has not certified the local coastal program amendments regarding the code updates; therefore, the provisions to allow for tolling for development permits during a lawsuit are not effective within the coastal zone.

Project-Related Issues:

Extension of Time (EOT): In accordance with LDC Section 126.0111(e), an extension of time, except for a CDP, may be approved without new conditions if the decision maker makes both of the following findings:

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

Staff's Response: The applicant is not proposing or required by the City to do any changes to the project as originally approved in 2008 by both the Planning Commission and the City Council. Therefore, the original Finding regarding health or safety outlined in City Council Resolution No. R-304428 (Attachment 11) would still apply to the project.

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

Staff's Response: New City Storm Water Regulations were adopted on January 14, 2011 to conform to requirements from the Regional Water Quality Control Board. However, the subject project is deemed a "standard project" under the City's Storm Water Standards and is not subject to the hydromodification requirements under the current regulations; therefore, there are no new conditions required for the project to comply with state or federal law.

The expiration date of an approved development permit may be extended one or more times, provided the extensions do not exceed a total of 36 months beyond the expiration of the initial utilization period in accordance with LDC Section 126.0111(a). On December 2, 2008, the City Council approved the development permit on an appeal; therefore, the expiration date for the EOT may be granted through December 2, 2014.

Conclusion:

The project before the Planning Commission is the same project as originally approved and the

request for the extension of time to allow for the applicant time to continue processing the CDP with the Coastal Commission and the application has been determined by staff to be in compliance with the LDC. There are no new conditions required for the extension of time; therefore, staff recommends the Planning Commission to approve the EOT No. 979355 with an expiration date of December 2, 2014.

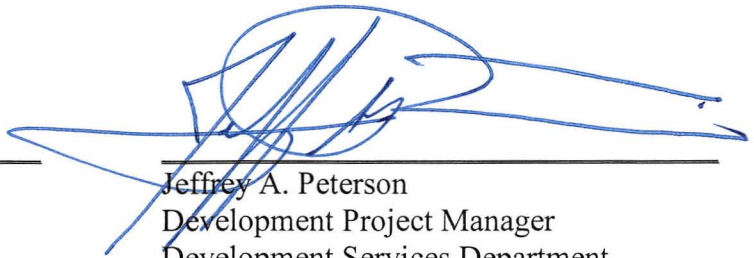
ALTERNATIVE

- 1. Deny Extension of Time No. 979355, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



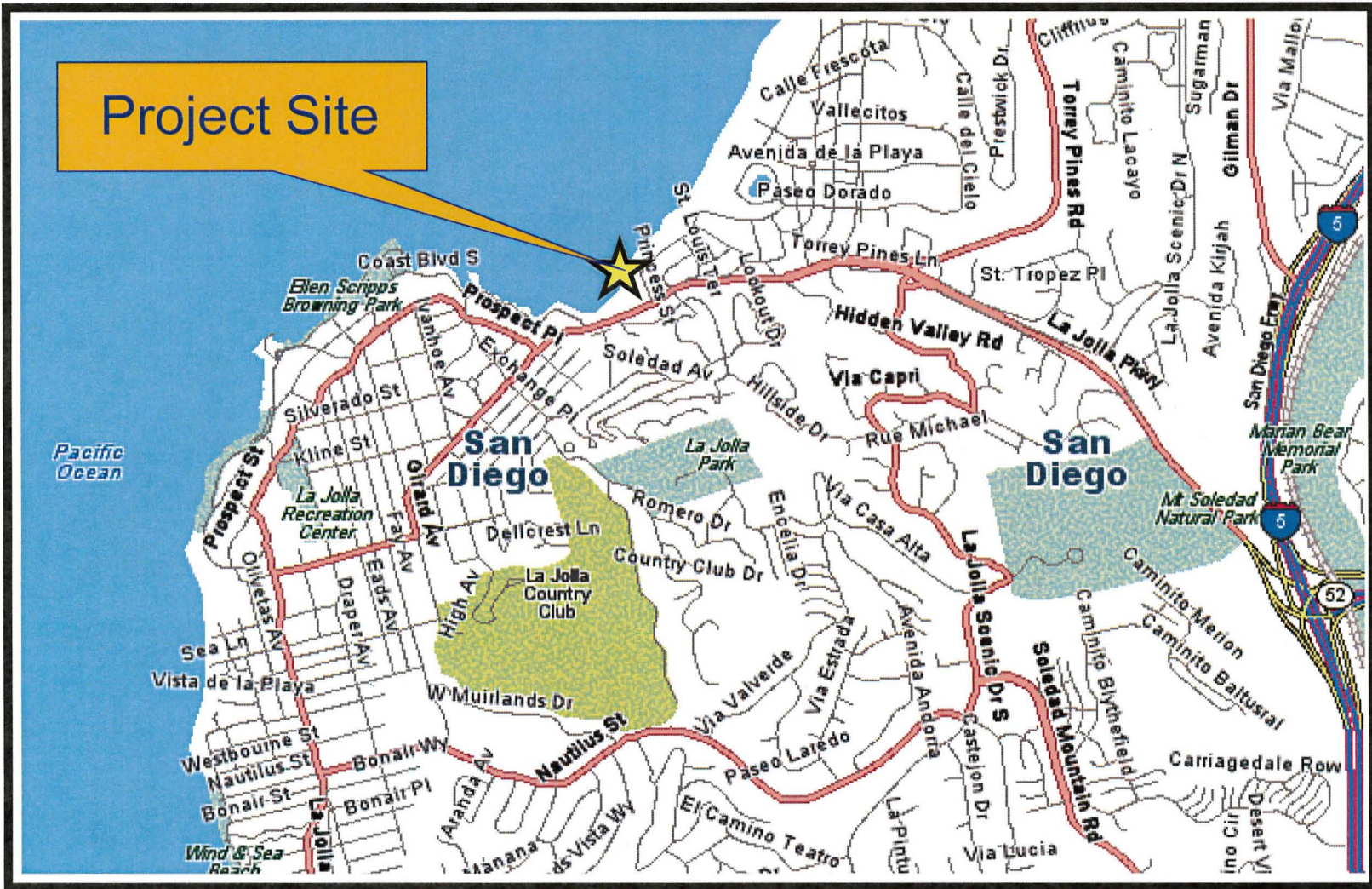
Jeffrey A. Peterson
Development Project Manager
Development Services Department

WESTLAKE /JAP

Attachments:

1. Project Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map
5. Project Data Sheet
6. Permit History
7. Draft EOT Permit Resolution with Findings
8. Draft EOT Permit with Conditions
9. Project Plans
10. Copy of City Council Resolution No. R-304527
11. Copy of City Council Resolution No. R-304528
12. Copy of Recorded Site Development Permit No. 482270
13. Community Planning Group Recommendation
14. Ownership Disclosure Statement
15. Project Chronology

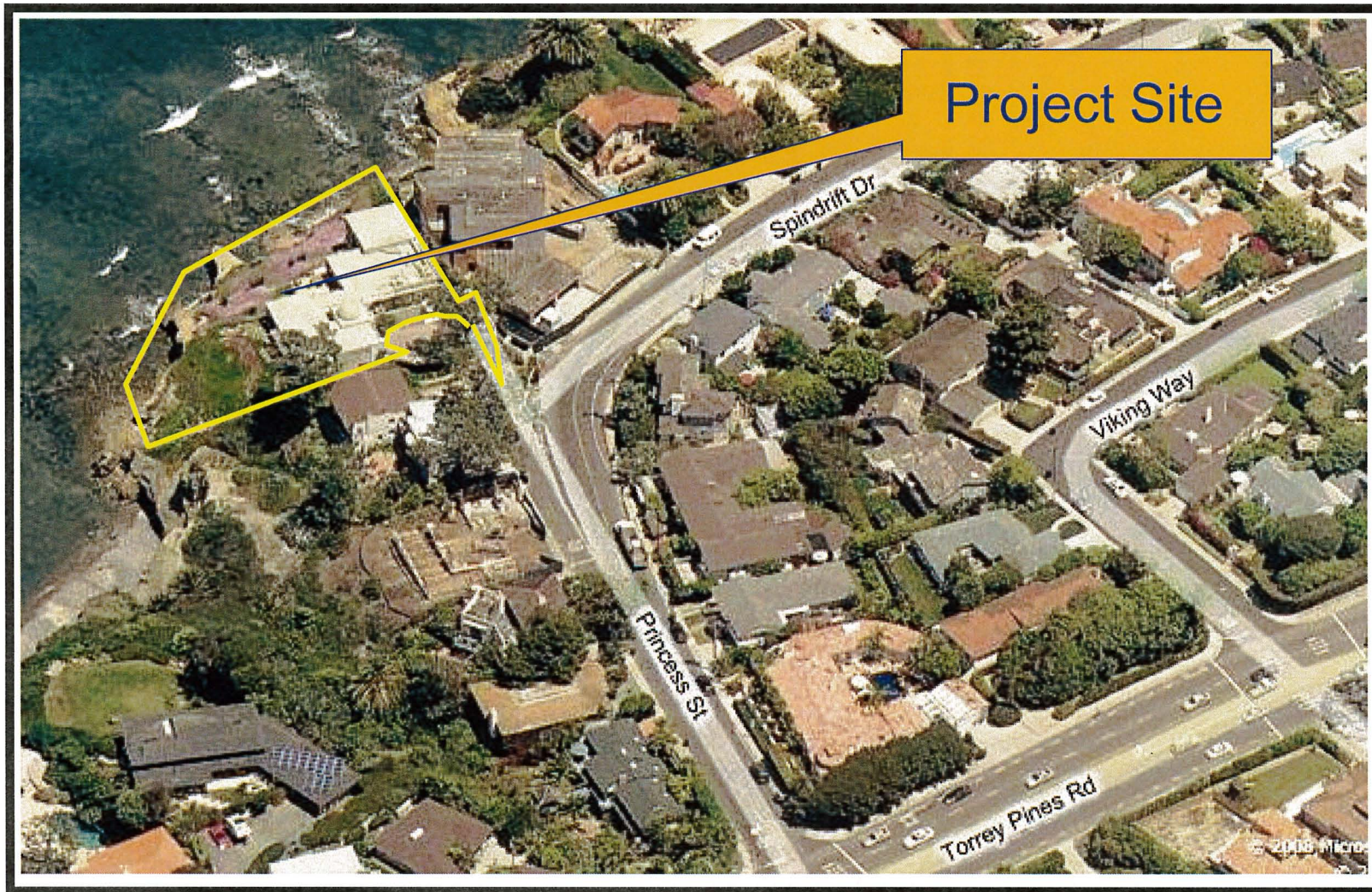
Internal Order No. 24002359



Location Map

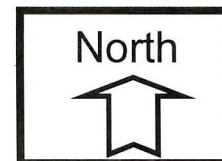
Kretowicz Residence EOT- Project No. 259646
7957 Princess Street





Aerial Photo

Kretowicz Residence EOT- Project No. 259646
7957 Princess Street





Project Site



Aerial Photo -Looking East (Enlarged)

Kretowicz Residence EOT- Project No. 259646
7957 Princess Street

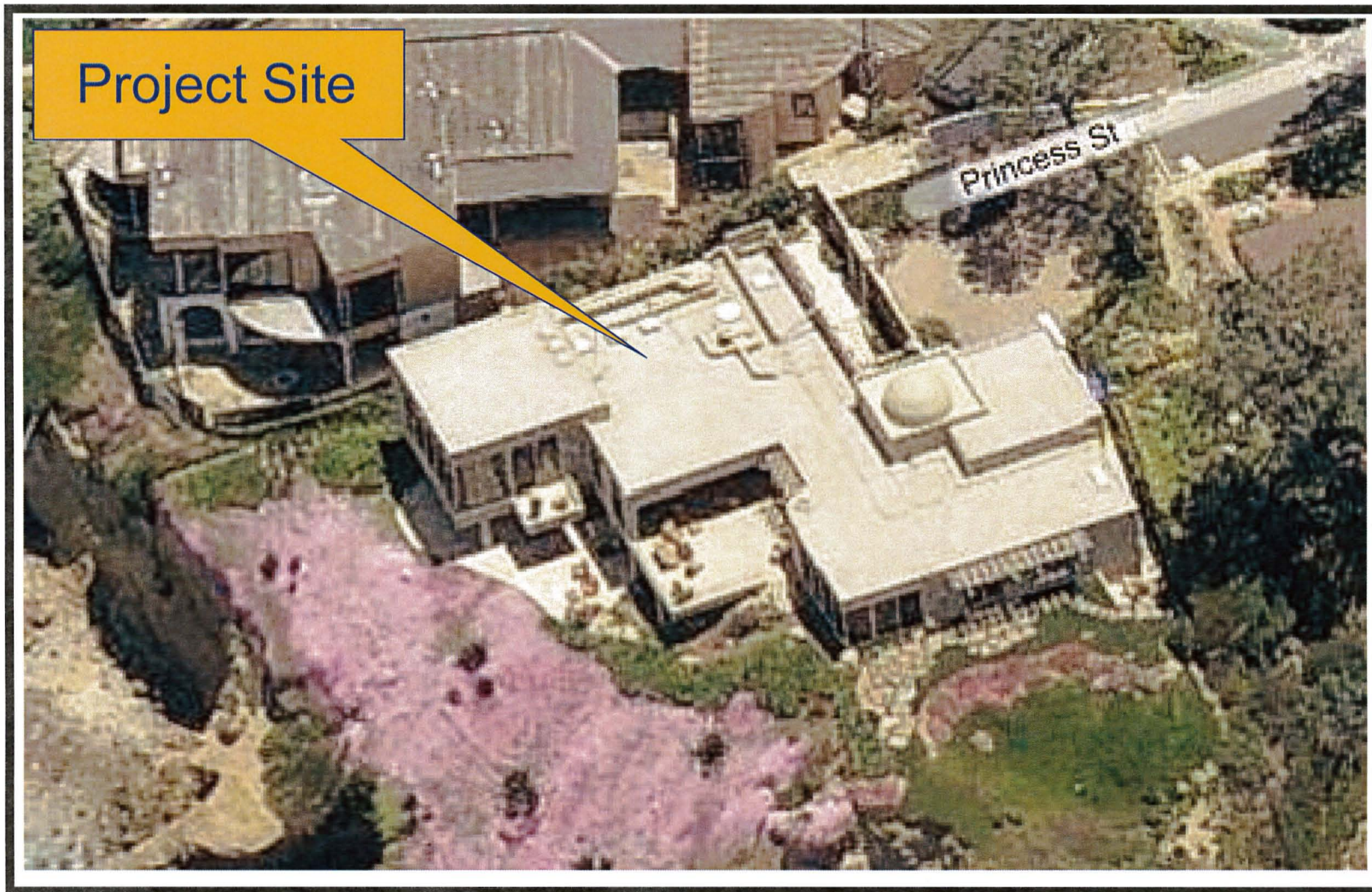




Aerial Photo -Looking West (Enlarged)

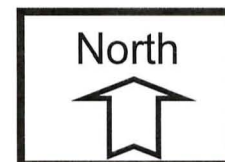
Kretowicz Residence EOT- Project No. 259646
7957 Princess Street

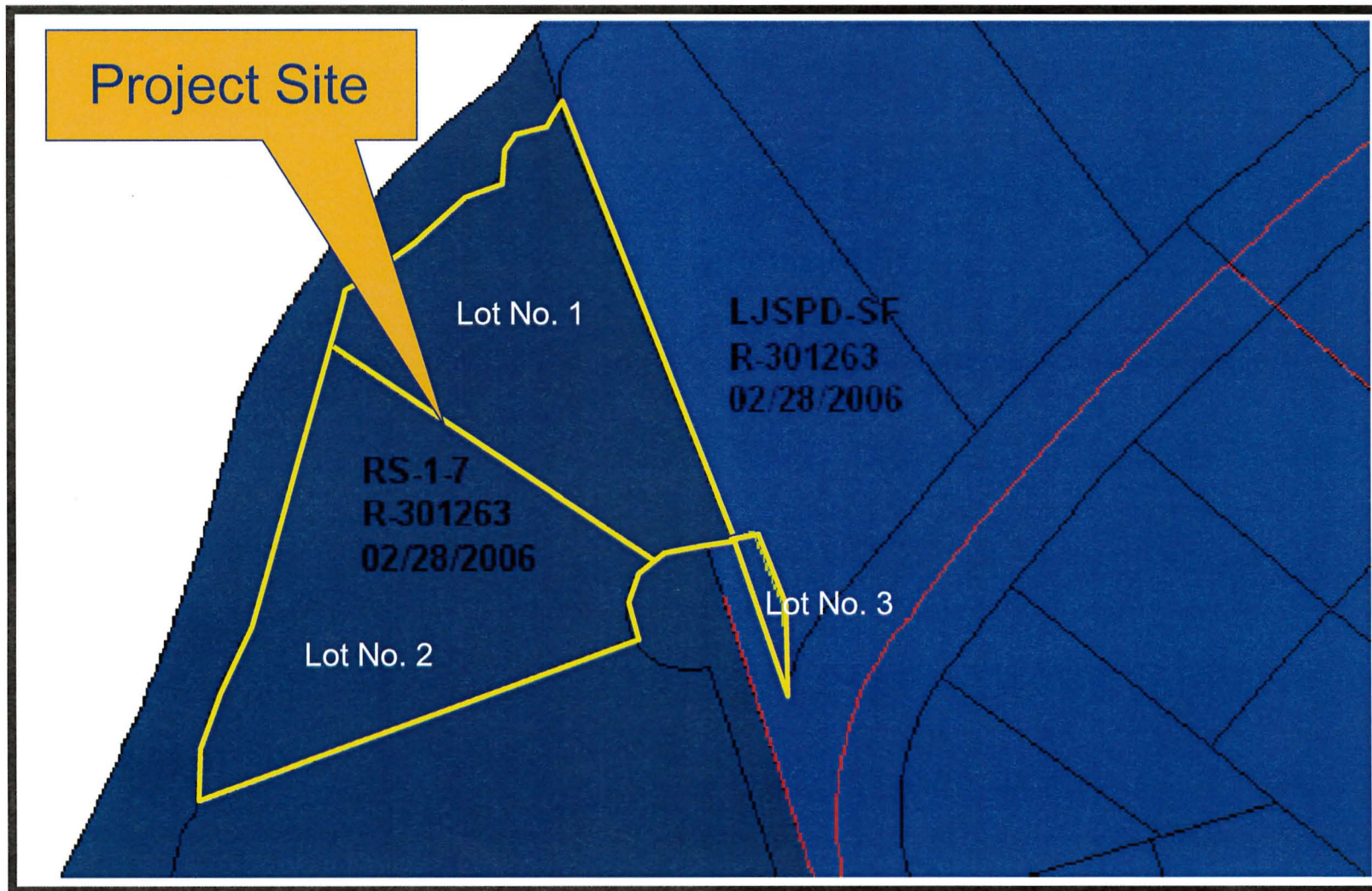




Aerial Photo -Looking West (Enlarged)

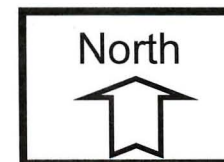
Kretowicz Residence EOT- Project No. 259646
7957 Princess Street

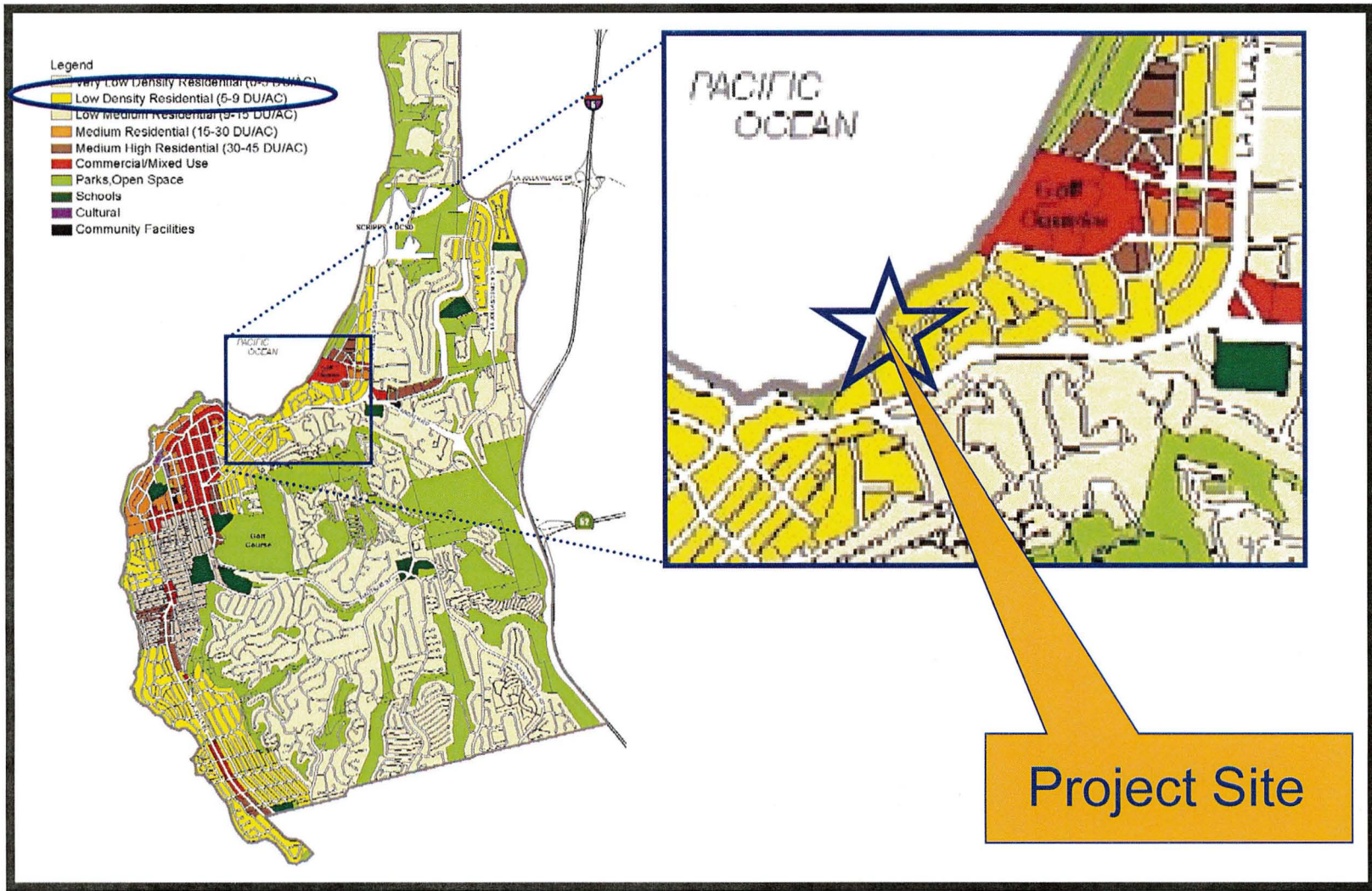




Zoning Map (Three Lots)

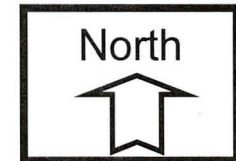
Kretowicz Residence EOT- Project No. 259646
7957 Princess Street





La Jolla Community Plan Land Use Map

Kretowicz Residence EOT- Project No. 259646
 7957 Princess Street



PROJECT DATA SHEET

PROJECT NAME:	Kretowicz Residence EOT- Project No. 259646	
PROJECT DESCRIPTION:	The project proposes a three year Extension of Time (EOT) for Site Development Permit No. 482270 to allow the applicant time to continue processing the CDP with the Coastal Commission, which is currently under litigation.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Extension of Time (EOT) for Site Development Permit No. 482270	
COMMUNITY PLAN LAND USE DESIGNATION:	Single Family Use (5-9 dwelling units per acre)	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-7 Zone and SF Zone of the LJSPD		
HEIGHT LIMIT: 30 feet		
LOT SIZE: Minimum 5,000 square feet		
FLOOR AREA RATIO: 45 percent (RS-1-7)		
LOT COVERAGE: 50 percent (RS-1-7) and 60 percent (SF)		
FRONT SETBACK: 6 feet (LDC Section 131.0443(a)(2))		
SIDE SETBACK: 6 feet (North) and 2 feet 2 inches (South)		
STREETSIDE SETBACK: NA		
REAR SETBACK: 25 feet		
PARKING: 2		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single Family Use; SF Zone of the LJSPD	Single -Family Residence
SOUTH:	Single Family Use; RS-1-7 Zone	Single -Family Residence
EAST:	Single Family Use; RS-1-7 Zone and SF Zone of the LJSPD	Single -Family Residence and Public Right-of-Way (Street)
WEST:	Pacific Ocean	Pacific Ocean
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On March 1, 2012, the La Jolla Community Planning Association voted 11-1-4 to recommend denial of the Extension of Time for the Site Development Permit.	

PERMIT HISTORY

Permit History (Prior Owner): The original two-story Hopi house was constructed prior to 1915 and was approximately 1,456 square feet (Attachment 9-Plans, Sheet A-1.0(b)). In 1959 Building Permit No. B14412 was issued for the enclosure of an existing front porch, approximately 216 square feet (Attachment 9-Plans, Sheet A-1.0(c)). A new porch addition at the rear of the structure, approximately 182 square feet, and a new second floor addition, approximately 455 square feet, was approved on January 7, 1969, pursuant to Building Permit No. E38684 (Attachment 9-Plans, Sheet A-1.0(c)). A new detached accessory building labeled as "Photo Lab" located at the front property, approximately 209 square feet, was approved on January 28, 1969, pursuant to Building Permit No. E40921 (Attachment 9-Plans, Sheet A-1.0(e)).

On June 2, 1978, the California Coastal Commission, San Diego Coastal Regional Commission, (hereafter "Commission") approved a 3,066 square foot addition to the existing single family residence pursuant to Permit No. F6760. This permit was appealed to the State Coastal Commission by concerned citizens pursuant to Appeal No. 221-78. On July 18, 1978, the State Coastal Commission upheld the Commission's approval of the permit. On August 14, 1978, a building permit was issued for the construction pursuant to Building Permit No. M19031. In reliance upon this permit, the applicant commenced development.

On September 15, 1978, one of the concerned citizens (Anthony C. Ciani) filed a lawsuit against the Commission and State Coastal Commission for having failed to make a public access and recreation finding on the project as required by the Coastal Act. On February 27, 1979, A Finding of Fact and Conclusion of Law was issued by the Superior Court of the State of California regarding the public access and recreation finding. The court ruled that such a finding must be made and the matter was remanded to the Commission to make specific findings on the public access and recreation. It was made clear by the court that no other aspects of the approved project were to be reconsidered. After several hearings and much testimony, the Commission adopted findings which found the site inappropriate for vertical access and required no such access due to safety factors and lack of street parking among others. This decision was appealed to the State Coastal Commission, which on September 20, 1979, found that public access should be required and issued Permit No. A-133-79. This permit included a condition that required the applicant to record both a lateral (from the toe of the bluff to the mean high tide line) and vertical (five feet wide extending from the street down to the bluff along the southern property line) public access easements. A recent search of the records revealed that the easements were never offered and or recorded.

A condition of Permit No. F6760 required the applicant to submit a drainage plan to control runoff and that the plan be reviewed and determined adequate in writing by the staff engineer for the State Coastal Commission. On March 26, 1980, the applicant submitted an application to the Commission for an amendment to the original permit (F6760-A) to legitimize the drainage and runoff control measures which were implemented prior to the Commission approval. The Commission approved the amendment on April 4, 1980.

Coastal Permit Jurisdiction: The Local Coastal Program (LCP) was adopted by the City Council and certified by the State Coastal Commission. The City of San Diego obtained responsibility for issuing Coastal Development Permits from the State Coastal Commission in this area of the city on October 17, 1988.

Permit History (Kretowicz): The applicant (Ure and Diane Kretowicz) purchased the subject property in March 1993. The existing master bedroom area was remodeled into a new kitchen, pursuant to Building Permit No. C302021-98 approved on April 15, 1998 (Attachment 9-Plans, Sheet A-1.0(g)). On February 17, 2001, the Planning Commission approved Sensitive Coastal Resource/Coastal Development Permit No. 96-7148 for the removal of the previously constructed bluff improvements and approved the construction of a pool and spa, deck, retaining walls, area drains, landscaping, and provide an emergency access easement. This development application was originally submitted in the early 1997 in response to a code enforcement complaint filed earlier for constructing improper landscape and hardscape improvements onto the coastal bluff. The Planning Commission's approval required the removal of all bluff improvements in violation (including wood timber stairs, retaining walls, and palm trees). The non-drought tolerant plant material on the bluff was permitted to remain without irrigation, so that the removal of the landscape would not further impact the bluff. On March 2, 2001, the Planning Commission's approval was appealed to the City Council. On June 5, 2001, the City Council denied the appeal and approved Permit No. 96-7148 with one additional condition that a gate is to be installed and, if for any reason the lateral access is not dedicated, that it is made sure it is a conditional of the project approval.

The City Council's decision was appealed to the Commission on the basis of being inconsistent with the LCP and the conditions of the of the Commission's Permit. (Appeal No. A-6-LJS-01-95). On August 6, 2001, the Commission found that a Substantial Issue existed with respect to the grounds on which the appeal was filed. The de novo review of the City's permit application was subsequently scheduled for October 2001; however, this hearing was postponed by the applicant. On May 14, 2002, the project was withdrawn by the applicant, which resulted in no permit for the development by the City or the Coastal Commission. On December 21, 2001, the Commission issued a Notice of Violation (NOV) of the California Coastal Act, Violation File No. V-6-01-106. The applicant's attorney submitted a letter of intent regarding the NOV on January 4, 2002.

On April 2, 2002, the applicant was issued Engineering Permit No. W50238 for private enhanced concrete pavement within the public right-of-way at the terminus of Princess Street. On February 28, 2006, the applicant was approved for a construction change to the engineering permit to install exposed aggregate pavement and this work has been completed.

On May 1, 2002, the City's Neighborhood Code Compliance Department (NCCD) was contacted for construction on the project site without permits. NCCD conducted an inspection and found un-permitted excavation being done in the garage. The City of San Diego filed a lawsuit against the applicant and on April 14, 2004, a "Stipulated Judgment" was entered into with the applicant and the City of San Diego, which required the concurrent processing to amend Coastal Development Permit No. A-133-79/F6760

(both permit numbers combined as one) with the Commission and process a Site Development Permit (SDP) with the City to resolve the outstanding issues.

On April 23, 2004, the applicant submitted an application with the City for a SDP to allow for the previous garage modifications, retaining walls, rear yard improvements, and an easement for emergency lifeguard access. The SDP No. 108967 was approved on January 26, 2005. On February 11, 2005, the applicant submitted an application with the Commission to amend the Coastal Development Permit (Application No. A-133-79-A1/F6760-A2). In June 2005, the Commission reviewed the amendment to 1) replace the requirement that the property owner offer to dedicate (OTD) a vertical public access easement with a) an easement for emergency lifeguard access and b) contribute \$10,000.00 for public access improvements in the La Jolla area; 2) remove un-permitted improvements including, but not limited to , wooden timber stairs, retaining walls and palm trees on the face of the coastal bluff; 3) modify an existing retaining wall located in the yard (bluff top) of the site; and 4) install patio, barbecue, landscaping and modifications to the existing garage, including a car lift and storage. The Commission denied the applicant's request to revise the OTD requirements, but approved the other proposed improvements, except those located within the alignment of the access easement or those that could interfere with use of the access in the future. The applicant subsequently filed a lawsuit against the Commission regarding their decision (Case No. GIC 851915). In early 2007, a "Stipulated Judgment" was entered into with the applicant and the Commission, which allowed a new application to be submitted with the Commission to amend the Coastal Development Permit Application No. A-133-79-A2/F6760-A3. This application was submitted on April 3, 2007, and withdrawn by the applicant on July 3, 2008. The applicant will submit a new coastal development permit application to the Commission once all of the City's actions have been completed.

Civil Penalty Hearing: On May 6, 2005, the City's NCCD was contacted for construction on the project site without permits. NCCD conducted several inspections (September 12, 2005; August 14, 2006; August 24, 2006; March 19, 2007; August 7, 2007; November 8, 2007; and November 9, 2007) and was observed to be in violation, but not limited to un-permitted block walls, retaining walls, additions to the lower level (access to the interior space was denied), new deck on the second floor, upper level addition and modifications to the interior, addition and modification to the accessory structure in the front of the property, construction of masonry walls in the public right-of-way and the view corridor, garage modifications, and landscaping and irrigation on the coastal bluff in violation of the SDP No. 8967 that was approved on January 26, 2005. After several requests to Stop Work, the NCCD issued a Civil Penalty Notice & Order (CPNO), dated November 14, 2007. On December 6, 2007, NCCD issued a Notice of Civil Penalty Hearing which was scheduled for December 18, 2007. After the public hearing, a Civil Penalty Administrative Enforcement Order was issued by the Administrative Hearing Officer on December 26, 2007. This order required the immediate cessation of all work at the property, payment of civil penalty and costs, and all violations noted in the CPNO to be added to the plans and included in Project No. 138513. This order included requirements for submitting for the ministerial permits, construction, and final inspections.

Previous Planning Commission Action: On October 9, 2008, the Planning Commission heard the proposed project for the improvements, modifications, and additions to the

existing single-family residence, the project site, and the accessory structures that have been previously constructed as outlined in the Planning Commission Report No. PC-08-120. The request included a new trellis addition over the second floor deck and a new jacuzzi, which includes new retaining walls and a raised platform. An existing detached accessory building is located at the terminus of Princess Street and was approved on January 28, 1969, pursuant to Building Permit No. E40921, and a portion or 1/3 of this structure is within the public right-of-way. The applicant was proposing to use the remodeled detached accessory building as a guest quarters. However, the approval of the NUP for guest quarters would grant habitable living space/use within the public right-of-way, which creates a life and safety issue for those living and sleeping in the structure, a liability for the City, and did not benefit a public purpose. The Planning Commission voted 5-0-2 to approve staff's alternative recommendation to Certify ND No. 138513, Approve SDP No. 482270, and Deny NUP No. 581890 on the reasons stated above (Planning Commission Resolution No. 4463-PC).

Previous City Council Action: On October 23, 2008, an appeal of the Planning Commission's decision and the Environmental Determination was submitted. The matter was set for public hearing on December 2, 2008, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same voted 7-1-0 to Deny the Appeal; and Certify ND No. 138513 pursuant to Resolution No. R-304427, and Approve SDP No. 482270 and Deny NUP No. 581890 pursuant to Resolution No. R-304428.

California Coastal Commission Action: An amendment application was filed with the Coastal Commission and the CDP Application No. A-133-79-A5/F6760-A6, and was set for public hearing on July 14, 2011. The Coastal Commission approved the permit and required the applicant to record a vertical public access easement prior to issuance of the permit amendment, but did not approve the applicant's request to defer the opening of the easement. Instead, the Coastal Commission required that the easement be opened to the public as soon as the easement is accepted and access improvements are constructed. But emergency lifeguard access will be made available immediately. This decision is currently under litigation.

PLANNING COMMISSION
 RESOLUTION NO. _____
 EXTENSION OF TIME NO. 979355
 EXTENSION OF TIME TO SITE DEVELOPMENT PERMIT NO. 482270
KRETOWICZ RESIDENCE EOT- PROJECT NO. 259646

WHEREAS, DUK TRUST (Ure R. Kretowicz and Diane M. Kretowicz Trustees), Owner/Permittee, filed an application with the City of San Diego for a three-year Extension of Time to Site Development Permit No. 482270, to maintain the previously constructed improvements, modifications, and additions to an existing single-family residence, and add a new trellis and jacuzzi. The 0.52-acre project site is located at 7957 Princess Street, in the RS-1-7 Zone and the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Plan Area, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, the Beach Impact Area of the Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone. The project site is legally described as all of Lots 10 and 11, Block 3 of the Amalfi Subdivision, according to Map 959; and all that portion of Pueblo Lot 1285 of Pueblo Lands of San Diego, according to Map thereof made by James Pascoe in 1870, Miscellaneous Map No. 36; and

WHEREAS, all associated permits shall conform to the previously approved Exhibit "A" and conditions on file with the Development Services Department pursuant to Site Development Permit No. 482270, with the exception of the expiration date; and

WHEREAS, the activity is covered under Negative Declaration (ND) No. 138513, which was before the City of San Diego City Council and certified and adopted on December 2, 2008, by Resolution No. 304527. The activity is adequately addressed in the environmental document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. The prior environmental documents adequately covered this activity as part of the previously approved project and the activity is not a separate project for the purpose of California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15162(a); and

BE IT FURTHER RESOLVED, by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to the Extension of Time No. 979355:

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

The project as originally approved for the improvements, modifications, and additions to an existing single-family residence that have been previously constructed, and a new trellis addition over the deck and a new jacuzzi. An existing detached accessory building located at the terminus of Princess Street was approved on January 28, 1969, pursuant to Building Permit No. E40921. The property owner proposed the conversion of the existing detached accessory building from a non-habitable accessory use into a guest quarters (habitable accessory use). A portion or 1/3 of this existing accessory building is located within the public right-of-way and the remaining 2/3 of this structure is within the property lines.

On December 2, 2008, the City Council approved Site Development Permit No. 482270 and denied the request for a Neighborhood Use Permit to convert the existing detached accessory building into a guest quarters. The approval of the permit would have granted habitable living space/use within the public right-of-way, which would have created a life and safety issue for those living and sleeping in the structure, a liability for the City, and did not benefit a public purpose. Therefore, the project as originally approved and without any new conditions would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health or safety.

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

New City Storm Water Regulations were adopted on January 14, 2011 to conform to requirements from the Regional Water Quality Control Board. However, the subject project is deemed a "standard project" under the City's Storm Water Standards and is not subject to the hydromodification requirements under the current regulations; therefore, there are no new conditions required for the project to comply with state or federal law.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Extension of Time No. 979355 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in, Extension of Time No. 979355, a copy of which is attached hereto and made a part hereof.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO, CALIFORNIA, ON MAY 31, 2012.

By

Jeffrey A. Peterson
Development Project Manager
Development Services Department

Internal Order No. 24002359

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

JOB ORDER NUMBER: 24002359

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EXTENSION OF TIME NO. 979355
 EXTENSION OF TIME TO SITE DEVELOPMENT PERMIT NO. 482270
KRETOWICZ RESIDENCE EOT- PROJECT NO. 259646
 PLANNING COMMISSION

This Extension of Time No. 979355 is a three-year Extension of Time to previously approved Site Development Permit No. 482270, and is hereby granted by the Planning Commission of the City of San Diego to DUK TRUST (Ure R. Kretowicz and Diane M. Kretowicz Trustees), Owners/Permittees, pursuant to San Diego Municipal Code Section 126.0111. The 0.52-acre project site is located at 7957 Princess Street, in the RS-1-7 Zone and the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Plan Area, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, the Beach Impact Area of the Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone. The project site is legally described as all of Lots 10 and 11, Block 3 of the Amalfi Subdivision, according to Map 959; and all that portion of Pueblo Lot 1285 of Pueblo Lands of San Diego, according to Map thereof made by James Pascoe in 1870, Miscellaneous Map No. 36.

Subject to the terms and conditions set forth in this Permit, and previously approved Site Development Permit No. 482270, permission is granted to DUK TRUST (Ure R. Kretowicz and Diane M. Kretowicz Trustees), Owners/Permittees to maintain the previously constructed improvements, modifications, and additions to an existing single-family residence, and add a new trellis and jacuzzi, described and identified by size, dimension, quantity, type, and location on the previously approved exhibits [Exhibit "A"] and conditions on file in the Development Services Department. The original project Site Development Permit No. 482270 approved by the City Council of the City of San Diego on December 2, 2008, is hereby extended as indicated within this permit until December 2, 2014.

The project shall include:

- a. A three year extension of time for the previously approved Site Development Permit No. 482270, Project No. 138513.

STANDARD REQUIREMENTS:

1. This permit must be utilized prior to **December 2, 2014**, which does not exceed thirty-six (36) months from the expiration date of the original permit. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. No further Extension of Time may be granted pursuant to SDMC Section 126.0111(a).
4. Construction plans shall be in substantial conformity to Exhibit "A," per the previously approved Exhibits and conditions on file with Development Services for Site Development Permit No. 482270, Project No. 138513, Recorded with the County of San Diego Recorder on January 30, 2009, Document Number 2009-0045834, with the exception of the expiration dates. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
5. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed

on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on May 31, 2012 pursuant to [EOT RESOLUTION NUMBER].

EXTENSION OF TIME NO. 979355
EXTENSION OF TIME TO SITE DEVELOPMENT PERMIT NO. 482270
MAY 31, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Jeffrey A. Peterson
Development Project Manager

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

The undersigned Owners/Permittees, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owners/Permittees hereunder.

DUK Trust
Owner/Permittee

By _____
Ure R. Kretowicz
Trustee

DUK Trust
Owner/Permittee

By _____
Diane M. Kretowicz
Trustee

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

KRETOWICZ RESIDENCE

AMENDMENT

TO SITE DEVELOPMENT PERMIT #108967
REQUESTING NEIGHBORHOOD USE PERMIT

7957 PRINCESS ST.
LA JOLLA, CA 92037

Marengo Morton Architects
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Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo DESA



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KRETOWICZ RESIDENCE
7957 PRINCESS ST.
LA JOLLA, CA 92037

REVISIONS
08/25/07 SD City Coastal Submittal
12/18/07 NCCD Hearing Submittal
03/07/08 SD City Coastal Re-Submittal

PHASE COASTAL DOCUMENTS

PROJECT NO. 2006-43

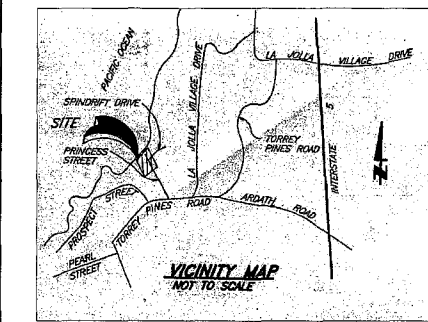
REVIEWED BY CAM

DRAWN BY LB

DATE 07-15-08

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SHEET TITLE
TITLE SHEET
T-1
SHEET 1 OF 22

SUSTAINABLE HOUSING	SCOPE OF WORK	PROJECT DATA	COASTAL PERMIT CONDITONS
<p>THIS PROJECT IS BEING PRESENTED AS A SUSTAINABLE HOUSING PROJECT UTILIZING THE FOLLOWING DESIGN FEATURES: SOLAR PANELS LOCATED ON THE ROOF, A WATER RECLAMATION SYSTEM FOR IRRIGATION, DENIM INSULATION FOR INCREASED THERMAL EFFICIENCY, HIGH EFFICIENT LOW-E WINDOWS, ENERGY EFFICIENT APPLIANCES AND A CRESTRON ELECTRONIC SYSTEM SMART HOUSE SYSTEM.</p>	<p>TO AMEND SDP# 108967; AND ENCLOSE A ROOM AT LOWER LEVEL, UPPER LEVEL REMODEL, ADDITIONS TO EXTERIOR GUEST QUARTERS AND REMOVAL OF EXISTING DECK AREA. EXTERIOR SITE IMPROVEMENTS; NEW TRELLIS / COVERED DECK AREA W/ SPA AREA ON EXISTING STRUCTURE W/ NO NEW FOUNDATION, SITE WALL, ENTRY SIDE GATE.</p> <p>-A CDP w/ the Coastal Commission as decision maker, and A SDP to amend the existing SDP (#108967) for single dwelling unit development on a premises containing sensitive coastal bluffs; Process Three</p> <p>-The proposed development does not require a SDP for development in the LISP.</p> <p>-Prior CDP #A-133-79-A2P6760-A3 issued by Coastal Commission, and prior SDP # 108967 issued by City.</p> <p>-A SDP decided in accordance with Process Four is required for encroachments established and maintained in the public right-of-way when the applicant is not the record owner of the property on which the proposed encroachment will be located.</p> <p>-Owner is requesting an NUP for the Guest Quarters.</p>	<p>PROJECT INFORMATION PROJECT ADDRESS: 7957 PRINCESS STREET LA JOLLA, CA 92037 ASSESSORS PARCEL NUMBER: 350-131-0102 & 346-440-12 LEGAL DESCRIPTION: MAP 959 BLOCK 3, LOT 11; All Lots 10 and 11 of Block 3 of Anall's Subdivision, in the City of San Diego, County of San Diego State of California, according to Map thereof No. 959, filed in the Office of the County Registrar of San Diego County, Sept. 25, 1905; and all the portions of Pueblo Lot 1285 of Pueblo Lands of San Diego, in said City according to Map thereof office in said San Diego County, Nov. 14 1921 and is known as Miscellaneous Map No. 36 described as follows: Commencing at a point in the Eastern line of Lot 11 Block 3 of Anall's in said City according to Map thereof No. 959, Field in the Recorder's office Set. 25, 1905; distant Northerly 10 feet from the Southeast corner of said Lot 11 thence at right angles Easterly a distance of 8 feet to a point; thence Southerly to a point in a line which is the prolongation of the Eastern line of said Lot 11 which is Westerly line of said Pueblo Lot 1285; Distant Southerly a distance of 63 feet from the Southeast corner of said Lot 11; thence Northerly along the Westerly line of said Pueblo Lot 1285 and the Eastern line of said Lot 11 to the Point of Beginning. Excepting therefrom any portion thereof lying below the mean high tide line.</p> <p>YEAR BUILT: 1915 BUILDING CODE: CALIFORNIA BUILDING CODE (CBC), 2001 EDITION NATIONAL ELECTRICAL CODE (NEC), 2001 EDITION NATIONAL MECHANICAL CODE (CMC), 2001 EDITION CALIFORNIA PLUMBING CODE (CPC), 2001 EDITION SAN DIEGO MUNICIPAL CODE (SDMC) 2002 EDITION</p> <p>OCCUPANCY TYPE: SINGLE FAMILY RESIDENCE NUMBER OF DWELLINGS: 1 CONSTRUCTION TYPE: TYPE V NUMBER OF STORIES: EXISTING TWO STORY LOT AREA: 22,725.0 S.F.</p> <p>ZONING INFORMATION ZONE: RS-1-7 & SP (SINGLE FAMILY ZONE OF LISP) OVERLAY ZONES: Coastal Height Limit Overlay Zone, Coastal Overlay Zone (opposite side area), Sensitive Coastal Overlay zone, Beach Impact Area of the Parking Impact, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone</p> <p>SETBACKS (as required by Ordinance) ACTUAL REQUIREMENT FRONT: 18'-0" 2'-0" (SDMC 131.0443(a)(2)) SIDE (NORTH): 6'-0" 16'-10-1/4" SIDE (SOUTH): 2'-0" 16'-10-1/4" REAR: 19'-0" 3'-0"</p> <p>BUILDING HEIGHT LIMITATIONS: 25'-0" 30'-0" Max. FLOOR AREA RATIO (F.A.R.): 29% = 6,684.1 S.F. 45% = 10,226.25 S.F. PARKING SPACES: 2 2</p> <p>BUILDING AREAS: EXISTING / REMOVED / PROPOSED TOTAL AREA UPPER LEVEL: 3000.3 S.F. / 178.7 S.F. / 320.0 S.F. / 4877.6 S.F. LOWER LEVEL: 748.0 S.F. / 104.8 S.F. / 423.1 S.F. / 1185.9 S.F. *LOWER LEVEL (NOT IN F.A.R.): 652.0 S.F. / - / 538.0 S.F. / 1190.0 S.F. GARAGE: 624.8 S.F. / - / 624.8 S.F. / 1249.6 S.F. TOTAL: 4373.1 S.F. / 1012.5 S.F. / 16,684.1 S.F.</p> <p>LOT AREA: 22,725.0 S.F. PROPOSED F.A.R.: 29% = 6,684.1 S.F. ALLOWABLE F.A.R.: 45% = 10,226.25 S.F.</p>	
<p>ENVIRONMENTAL NOTE</p> <p>NOTE: NO SUBSURFACE BORINGS FOR ANY GEOTECHNICAL WORK SHALL BE COMPLETED WITHOUT FIRST CONTACTING E.A.S. (ENVIRONMENTAL ANALYSIS SECTION) STAFF FOR FURTHER DIRECTION DUE TO THE ARCHAEOLOGICAL SENSITIVITY OF THE AREA.</p>	<p>PROJECT TEAM</p> <p>SITE & OWNER Ure R. Kretowicz 7957 Princess St. La Jolla, CA 92037</p> <p>ARCHITECT Marengo Morton Architects 7855 Ivanhoe Ave. La Jolla, CA 92037 Telephone: (858) 459-3769 Fax: (858) 459-3768 Office Contact: Claude Anthony Marengo Cell: (619) 417-1111 cmarengo@pbcell.net</p> <p>CIVIL ENGINEER SB&O INC. 3615 KEARNY VILLA RD., SUITE 201 SAN DIEGO, CA 92123 TELEPHONE: (619) 560-1141</p>	<p>SHEET INDEX</p> <p>T-1 Cover / Title Sheet TOPO Topographic Survey A-1.0 Site Plan A-1.0(a) Permit History Diagram A-1.0(b) Previous Site Plan Original Hopi House A-1.0(c) Previous Site Plan Permit #B14412 A-1.0(d) Previous Site Plan Permit #E38684 A-1.0(e) Previous Site Plan Permit #E40921 A-1.0(f) Previous Site Plan Permit #M19031 A-1.0(g) Previous Site Plan Permit #C302021-98 A-1.1 GEA Plan A-1.2 Lower Level Demolition Plan A-1.3 Upper Level Demolition Plan A-2.0 Proposed Lower Level Floor Plan A-2.1 Proposed Upper Level Floor Plan A-2.2 Proposed Spa Area & Trellis A-4.1 Roof Plan A-5.0 Elevations (Site Improvements) A-5.1 Elevations (North & South) A-5.2 Elevations (East & West) A-6.1 Sections L-1.0 Landscaping Plan 22 Sheets</p>	<p>VICINITY MAP</p> 

**SUSTAINABLE BUILDINGS
EXPEDITE PROGRAM**
AUTHORIZED BY
COUNCIL POLICY 900-14

APPROVED EXHIBIT "A"
PROJECT NO. 138513
APPROVAL NO. 182270 SDP
APPROVED BY HEADING OFFICER, PLANNING COMMISSION
CITY COUNCIL ON 12/15/08
SIGNATURE: [Signature]

Y:\2006 Projects\2006-43 Kretowicz\WACAD Drawings\Architectural\COASTAL\Sheet T-1 Title Page.dwg Jul 22, 2008 8:10am



Marengo Morton Architects

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Michael Morton AIA
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KRETOWICZ RESIDENCE
7957 PRINCESS ST.
LA JOLLA, CA 92037

REVISIONS
08/29/07 SD City Coastal Submittal
12/18/07 NCCD Hearing Submittal
03/07/08 SD City Coastal Re-Submittal

PHASE	COASTAL DOCUMENTS
PROJECT NO.	2006-43
REVIEWED BY	CAM
DRAWN BY	LB
DATE	07-15-08

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SHEET TITLE
TOPOGRAPHICAL SURVEY
TOPO
SHEET 2 OF 22

PRINCESS STREET VACATION - MSB 7/13/04



SB & O PLANNING DESIGN CONSULTATION
Land Planning
Civil Engineering
Land Surveying
SB&O, Inc.
3516 Kearny Villa Road, Suite 201
San Diego, California 92128 (619)580-1141
62152.00 (52842H)

TOPOGRAPHICAL SURVEY

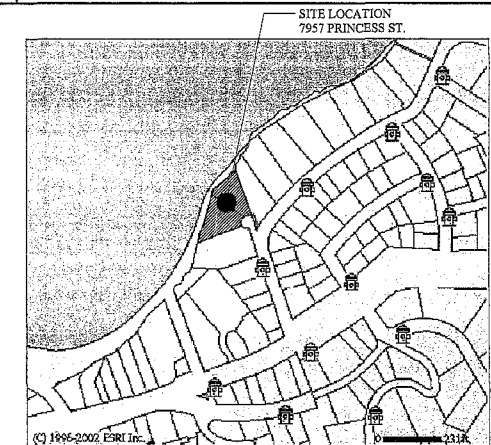
SUSTAINABLE BUILDINGS EXPEDITE PROGRAM
AUTHORIZED BY COUNCIL POLICY 900-14

APPROVED EXHIBIT "A"
PROJECT NO. 138513
APPROVAL NO(s) 402270 SPP
APPROVED BY HEARING OFFICER PERMITS COMMISSION CITY COUNCIL ON 12/14/08
SIGNATURE

Y:\3066\Project\2006-43\Kretowicz\Architectural\COASTAL\Submittal\TOPO Topographical Survey.dwg, Jul 21, 2008, 2:45pm

- BLUFF LINE SET BACKS
- - - GEOLOGICAL BLUFF LINE
- PROPERTY LINE
- ← GRADE DRAINAGE PATTERN

FIRE HYDRANT LOCATION



Owner's Certificate for Post Construction BMP's

I, the undersigned as owner(s) of the property described above, understand that in accordance with the San Diego Municipal Code, Land Development Manual - Storm Water Standards, this project is required to "Identify Pollutants from the Project Area" and incorporate "Site Design" and "Source Control" BMP's.

I certify the best of my knowledge, pollutants anticipated by the proposed land use are as follows:

- Sediments
- Nutrients
- Trash and Debris
- Oxygen Demanding Substances
- Oil and Grease
- Bacteria and Viruses
- Pesticides

I will incorporate the following into the site design:

- Maintain pre-development runoff characteristics
- Minimize impervious foot print constructing walkways, patios and driveways with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems.
- Drain roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.
- Preserve existing native trees and shrubs.
- Protect all slopes from erosion.

Addition I / we will:

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design - incorporating rain shutoff devices and flow reducers.

I / we will maintain the above Standard Permanent BMP's in perpetuity.

Owner(s) URGE B. KRETOWICZ (print name)
 Owner(s) [Signature] (signature) Date 7.11.2007

SUSTAINABLE BUILDINGS EXPEDITE PROGRAM

AUTHORIZED BY COUNCIL POLICY 900-14

APPROVED EXHIBIT "A"
 PROJECT NO. 138513
 APPROVAL NO(s). 482270 SDP
 APPROVED BY: [Signature] HEARING OFFICER, PLANNING COMMISSION
 CITY COUNCILION 12/3/07
 SIGNATURE [Signature]

Marengo Morton Architects
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 Michael Morton AIA
 Claude Anthony Marengo DESA

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KRETOWICZ RESIDENCE
 7957 PRINCESS ST.
 LA JOLLA, CA 92037

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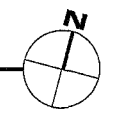
PHASE	COASTAL DOCUMENTS
PROJECT NO.	2006-43
REVIEWED BY	CAM
DRAWN BY	LB
DATE	07-15-08

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SHEET TITLE	SITE PLAN
	A-1.0
	SHEET 3 OF 22



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



Y:\2006\Projects\2006-43\Kretowicz\Drawings\Architectural\COASTAL\SitePlan.dwg 08/21/2008 2:54pm



Marengo Morton Architects

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PHASE COASTAL DOCUMENTS

PROJECT NO. 2006-43

REVIEWED BY CAM

DRAWN BY LB

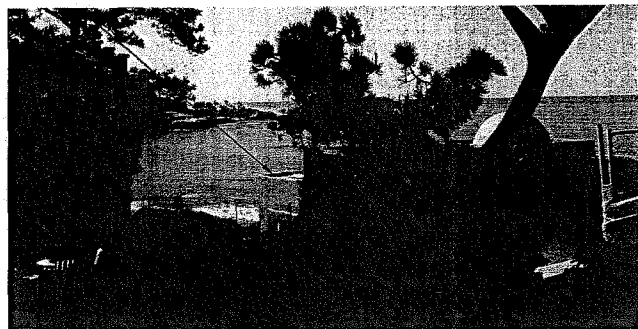
DATE 07-15-08

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SECRET TITLE

PERMIT HISTORY DIAGRAM
A-1.0(a)

SHEET 4 OF 22



1 PROPERTY IS BELOW STREET LEVEL
MAJOR VIEWSHED



EXISTING RESIDENCE BELOW STREET LINE

2 PROPERTY IS BELOW STREET LEVEL
SCENIC OVERLOOK



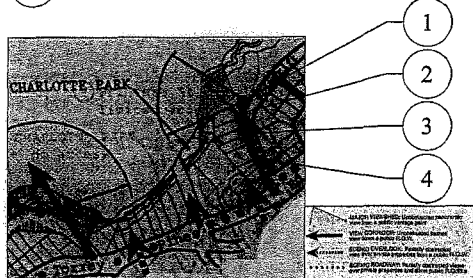
EXISTING RESIDENCE BELOW STREET LINE

3 PROPERTY IS BELOW STREET LEVEL
SCENIC OVERLOOK

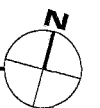
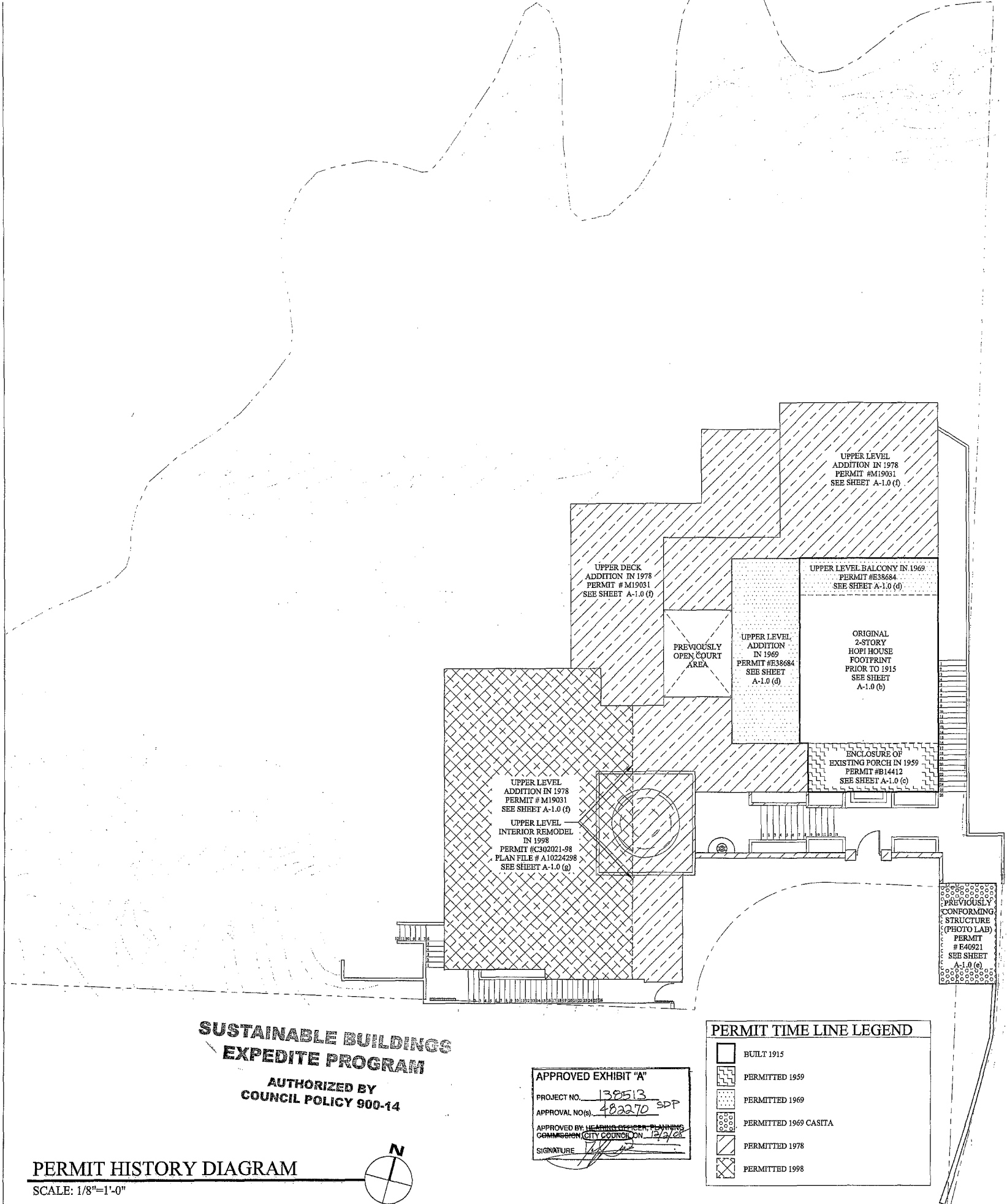
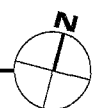


EXISTING RESIDENCE

4 NOT IMPACTING SCENIC OVERLOOK
SCENIC OVERLOOK



VISUAL ACCESS



Y:\2008 Projects\2006-43 Kretowicz\Architect\CCAST\Drawings\A-1.000-14-01.dwg - Plan.dwg, Jul 15, 2008, 12:28pm



**Marengo
Morton
Architects**

7855 Ivanhoe Ave.
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Fax. (858) 459-3768

Michael Morton AIA
Claude Anthony Marengo D.BSA



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KRETOWICZ RESIDENCE
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LA JOLLA, CA 92037

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PHASE COASTAL DOCUMENTS

PROJECT NO. 2006-43

REVIEWED BY CAM

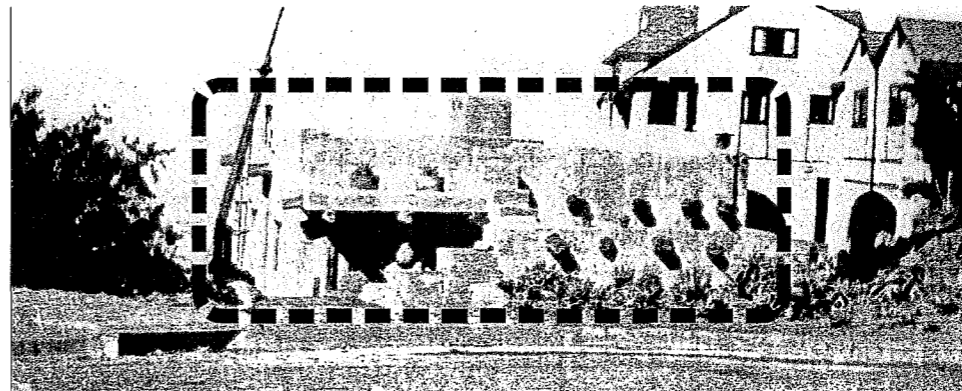
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DATE 07-15-08

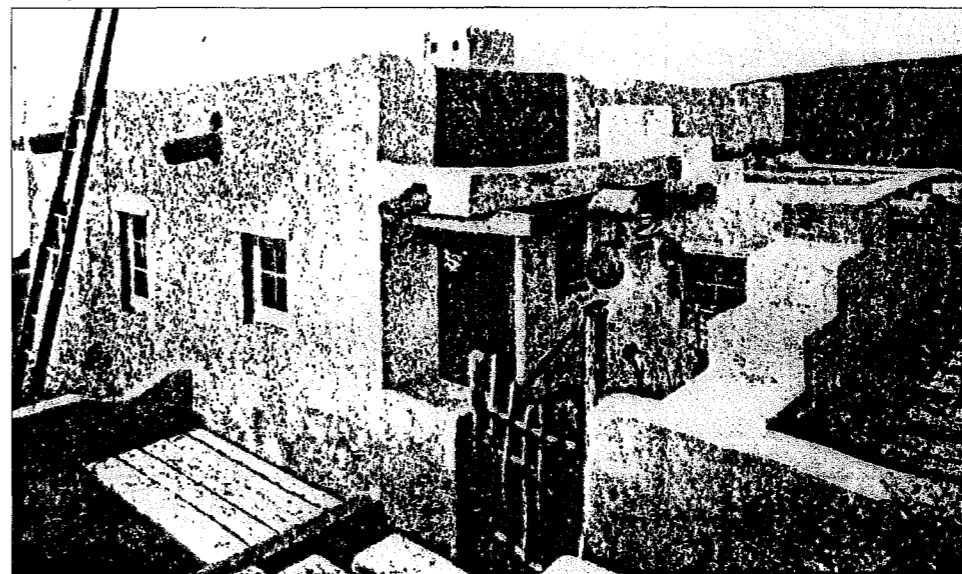
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SHEET TITLE
PREVIOUS SITE PLAN
ORIGINAL HOPI HOUSE
A-1.0(b)

SHEET 5 OF 22



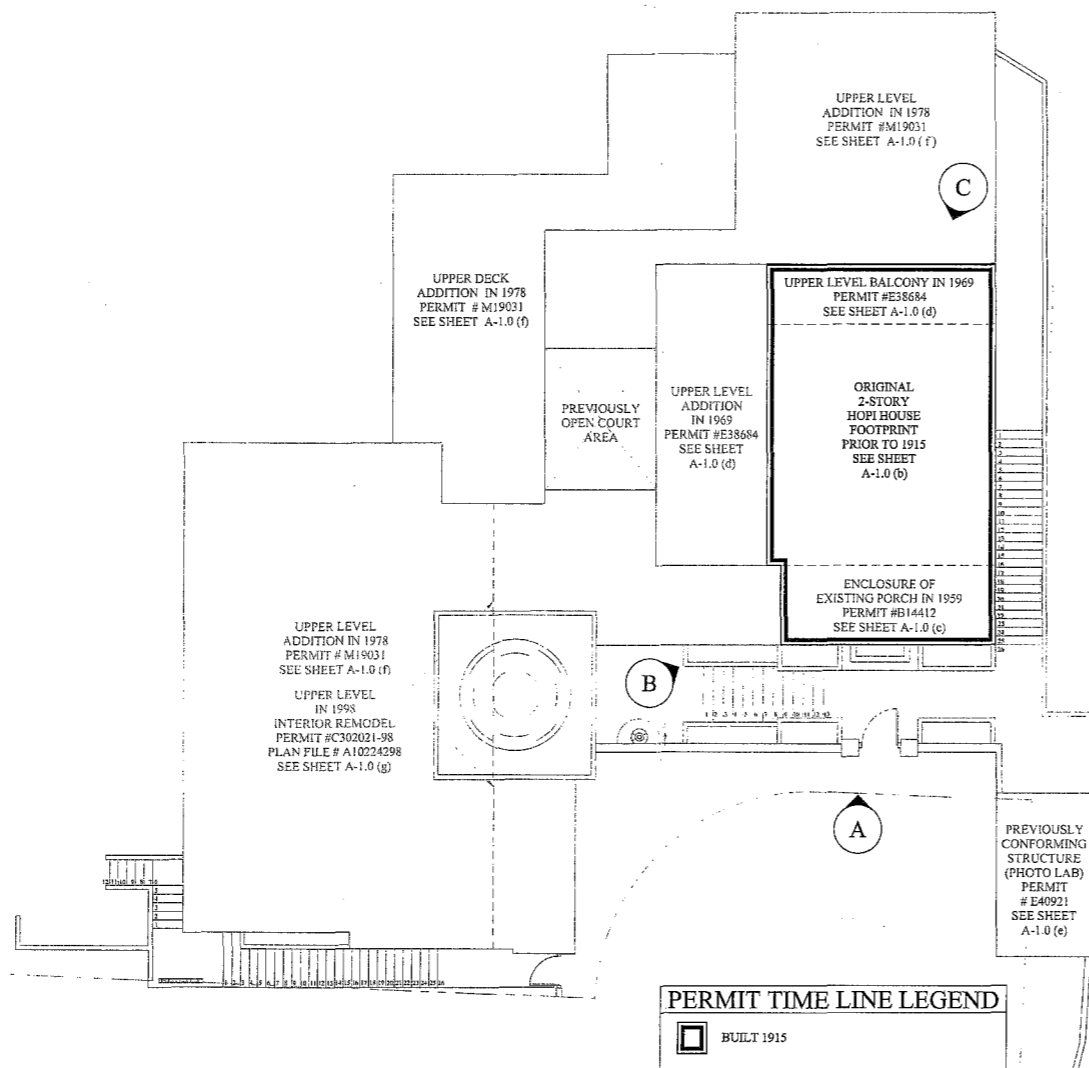
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B SOURCE: NOT AVAILABLE



C SOURCE: NOT AVAILABLE

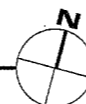


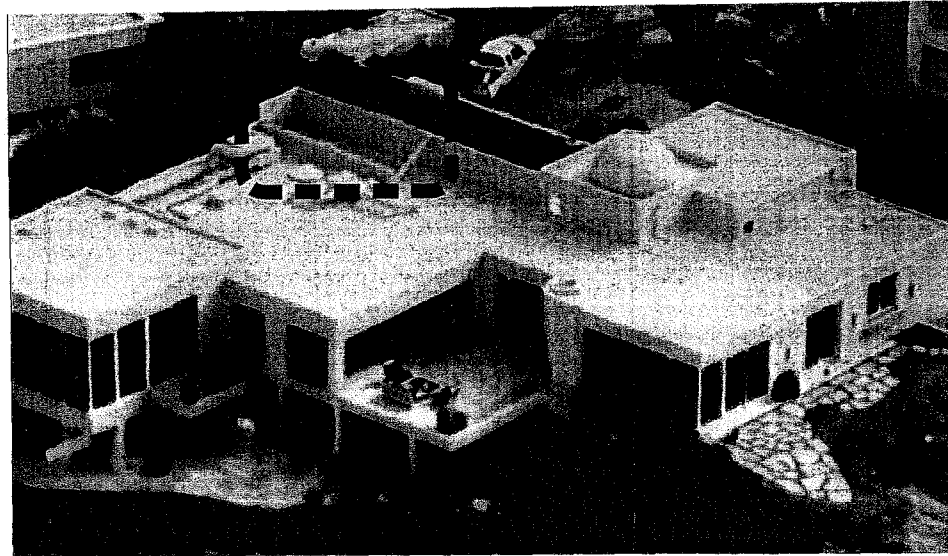
**SUSTAINABLE BUILDINGS
EXPEDITE PROGRAM**
AUTHORIZED BY
COUNCIL POLICY 900-14

APPROVED EXHIBIT "A"
PROJECT NO. 138513
APPROVAL NO. 482070 SSP
APPROVED BY HEADING OFFICER PLANNING
COMMISSION CITY COUNCIL ON 12/2/08
SIGNATURE [Signature]

PREVIOUS SITE PLAN
ORIGINAL HOPI HOUSE

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





Marengo Morton Architects

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REVISIONS
08/29/07 SD City Coastal Submittal
12/18/07 NCCD Hearing Submittal
03/07/08 SD City Coastal Re-Submittal



PHASE COASTAL DOCUMENTS

PROJECT NO. 2006-43

REVIEWED BY CAM

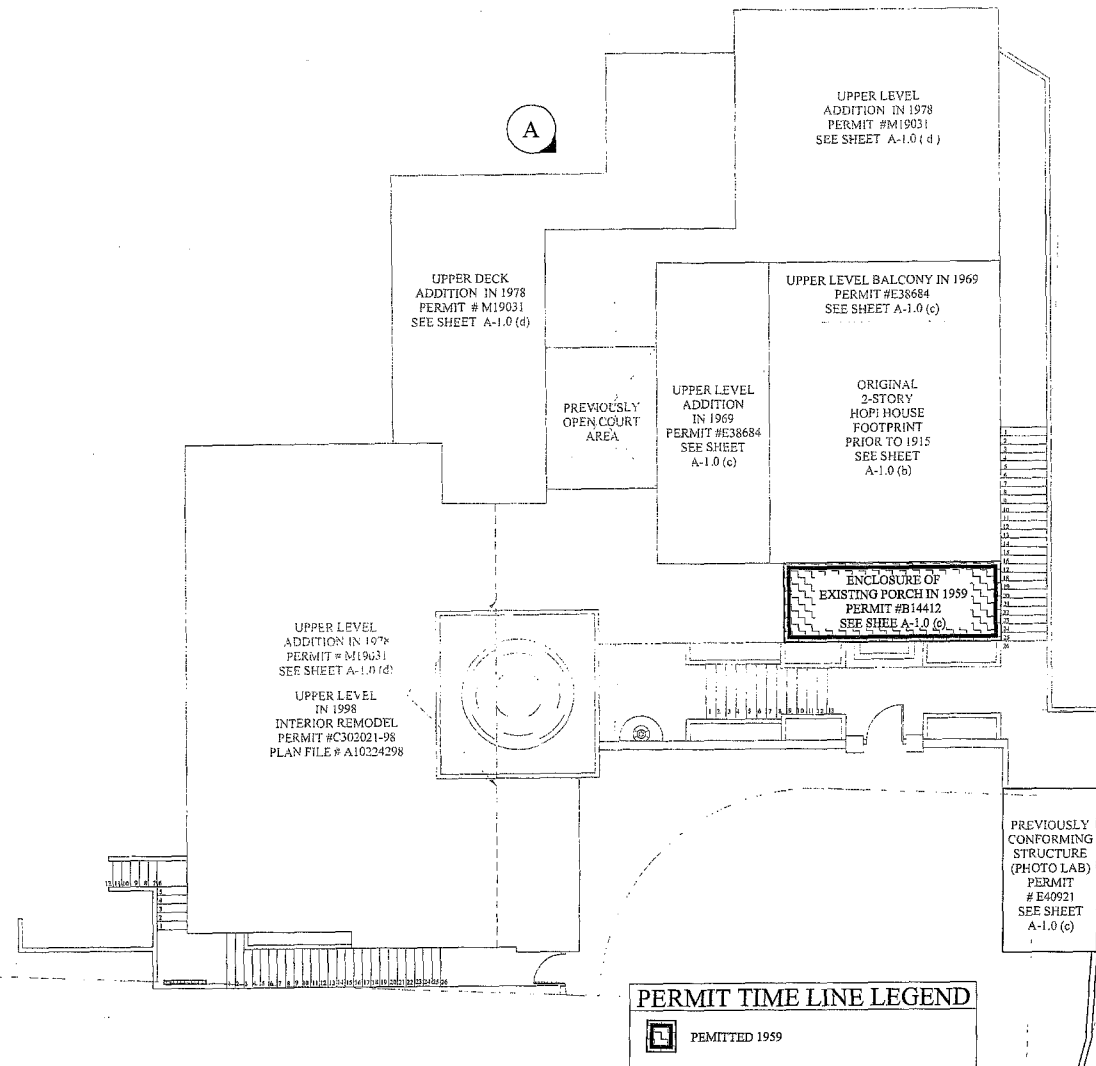
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DATE 07-15-08

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PROJECT NO. 138513
APPROVAL NO(s). 482270 SDP
APPROVED BY HEARING OFFICER, PLANNING COMMISSION CITY COUNCIL ON 12/2/08
SIGNATURE [Signature]

SHEET TITLE
PREVIOUS SITE PLAN PERMIT #B14412
A-1.0(c)
SHEET 6 OF 22



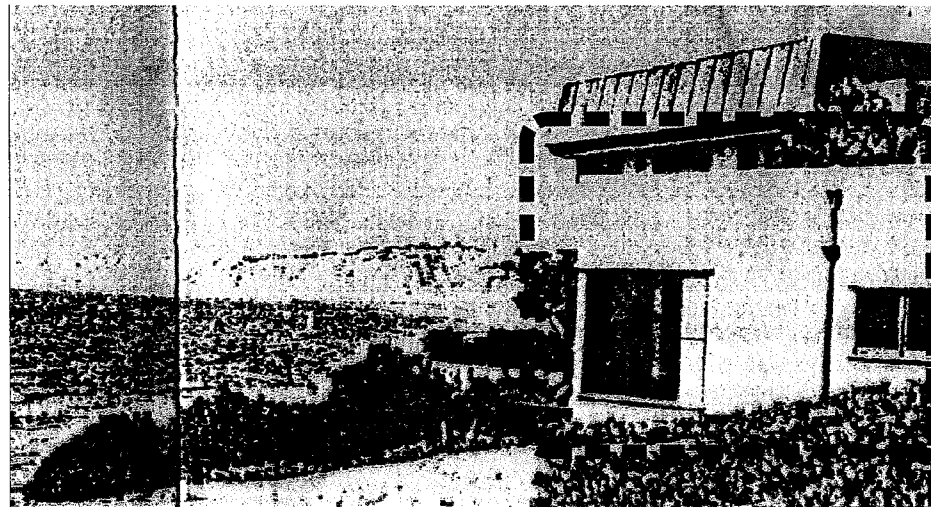
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SUSTAINABLE BUILDINGS EXPEDITE PROGRAM
AUTHORIZED BY COUNCIL POLICY 900-14

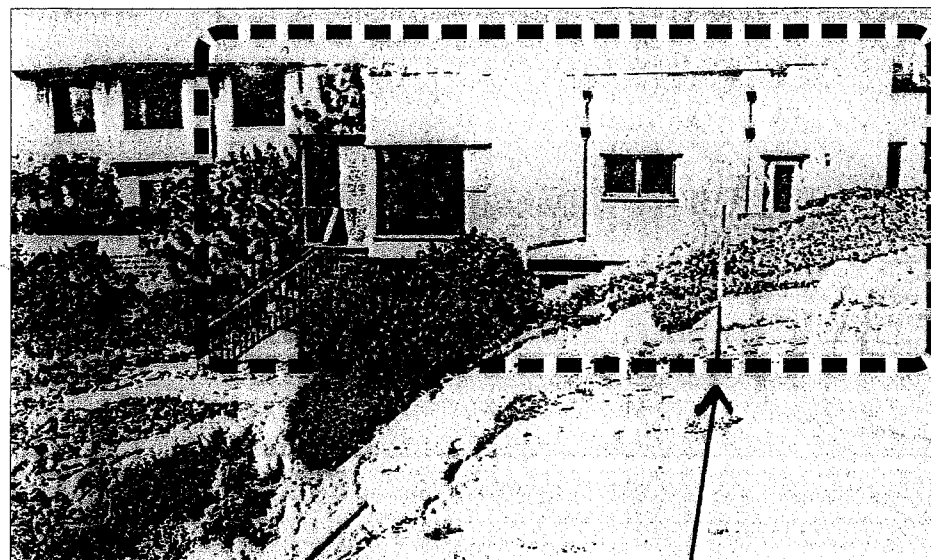
PREVIOUS SITE PLAN PERMIT #B14412
SCALE: 1/8"=1'-0"



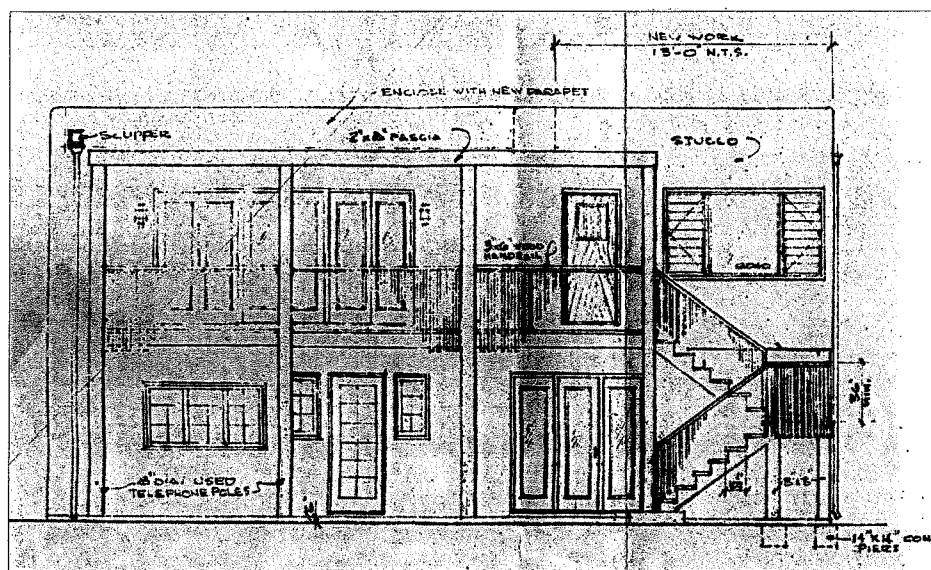
Marengo Morton Architects
 7855 Ivanhoe Ave.
 Suite 110
 La Jolla, CA 92037
 Tel. (858) 459-3769
 Fax. (858) 459-3768
 Michael Morton AIA
 Claude Anthony Marengo DESA



A SOURCE: NOT AVAILABLE

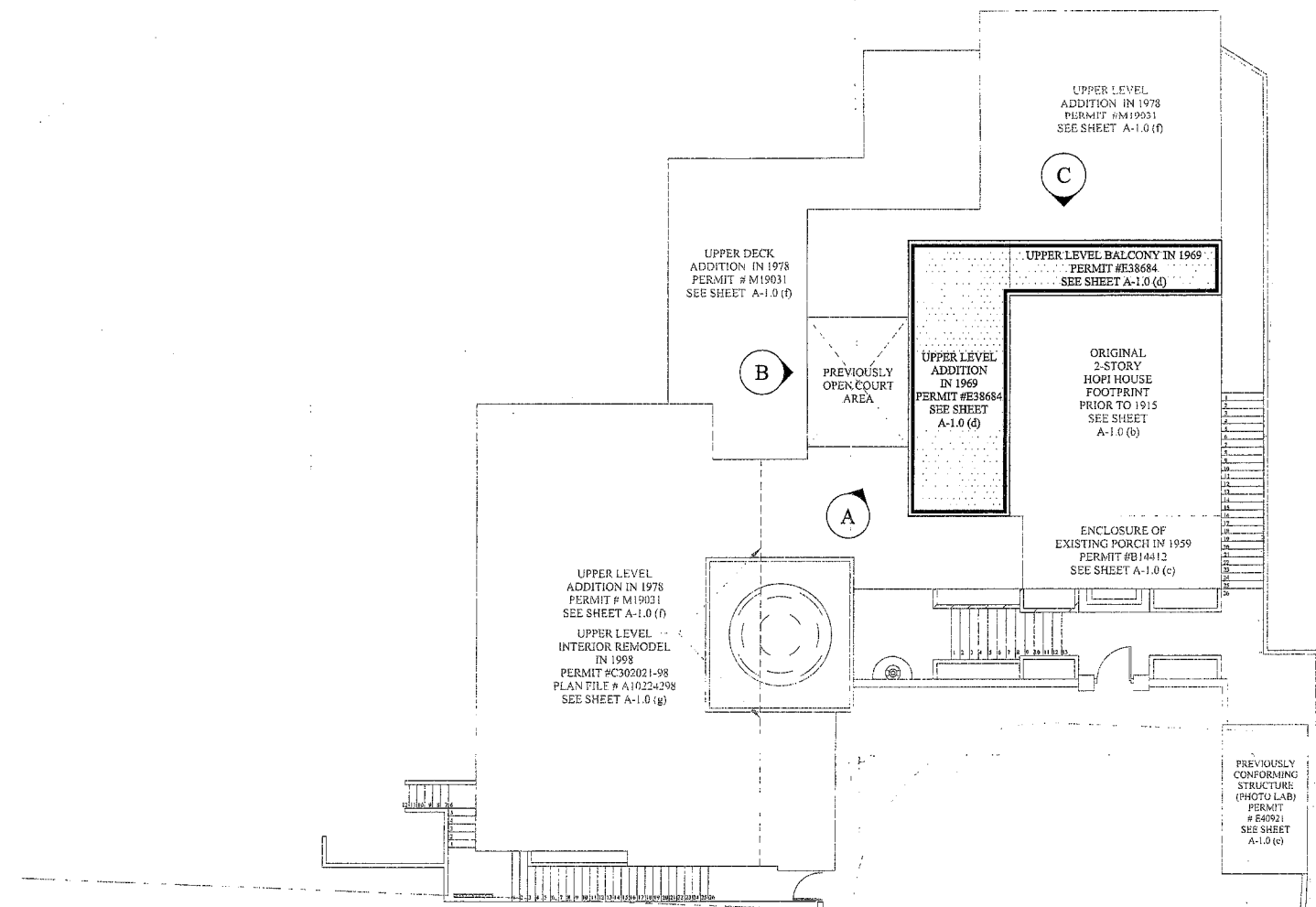


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C SOURCE: WMS & ASSOCIATES PERMIT #E38684

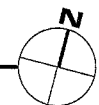
APPROVED EXHIBIT "A"
 PROJECT NO. 138513
 APPROVAL NO(s) 102270 EDR
 APPROVED BY: HEARING OFFICER, PLANNING COMMISSION, CITY COUNCIL ON 12/2/08
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PERMIT TIME LINE LEGEND
 PERMITTED 1969

SUSTAINABLE BUILDINGS EXPEDITE PROGRAM
 AUTHORIZED BY COUNCIL POLICY 900-14

PREVIOUS SITE PLAN PERMIT # E38684
 SCALE: 1/8"=1'-0"



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REVISIONS
 08/29/07 SD City Coastal Submittal
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 03/07/08 SD City Coastal Re-Submittal

△△△

PHASE **COASTAL DOCUMENTS**

PROJECT NO. 2006-43

REVIEWED BY CAM

DRAWN BY LB

DATE 07-15-08

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SHEET TITLE
 PREVIOUS SITE PLAN
 PERMIT #E38684
A-1.0(d)
 SHEET 7 OF 22



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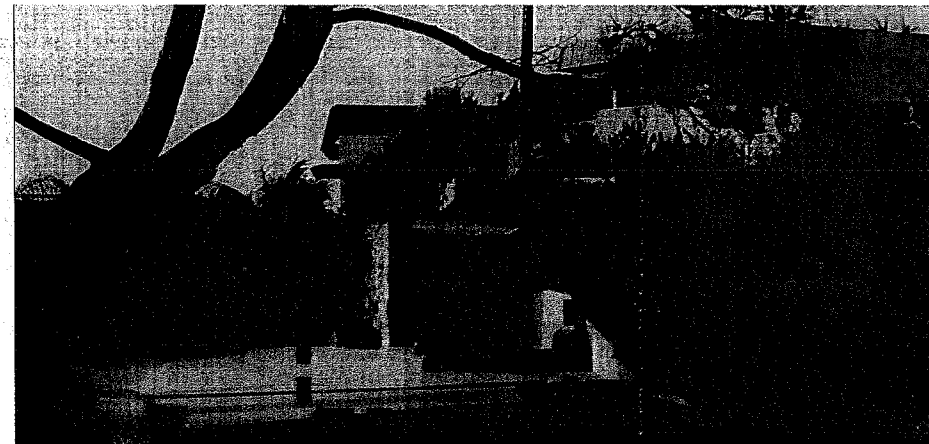
REVISIONS
08/29/07 SD City Coastal Submittal
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03/07/08 SD City Coastal Re-Submittal

PHASE	COASTAL DOCUMENTS
PROJECT NO.	2006-43
REVIEWED BY	CAM
DRAWN BY	LB
DATE	07-15-08

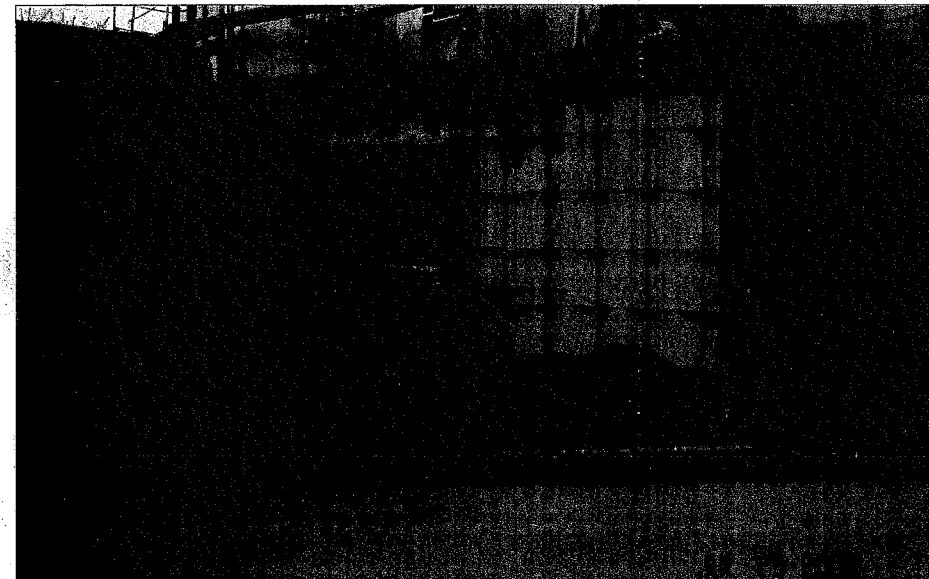
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SHEET TITLE
PREVIOUS SITE PLAN
PERMIT #E38684
A-1.0(e)

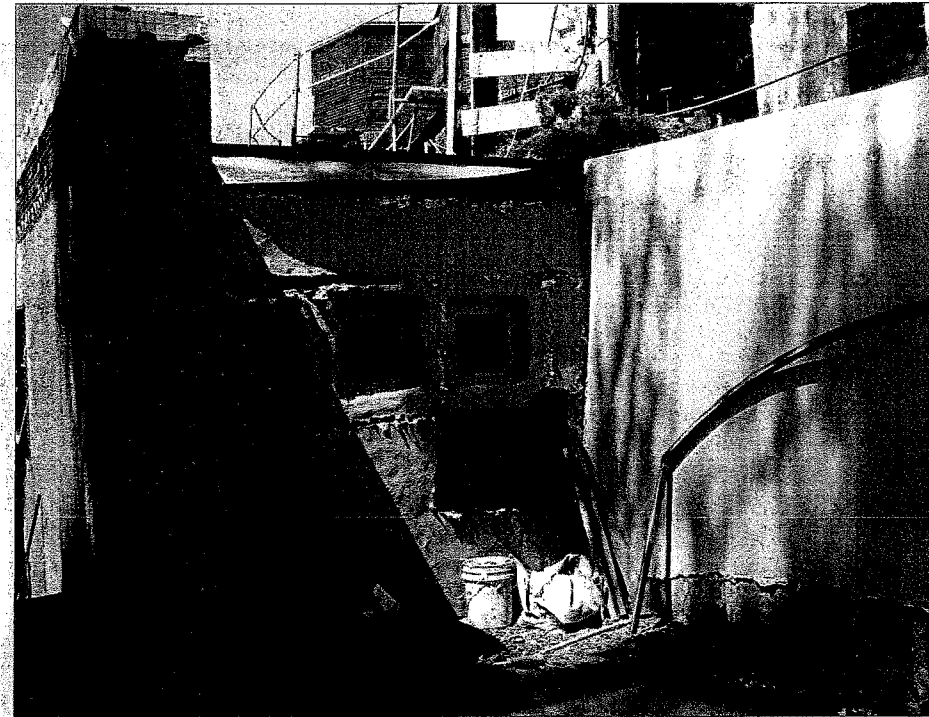
SHEET 8 OF 22



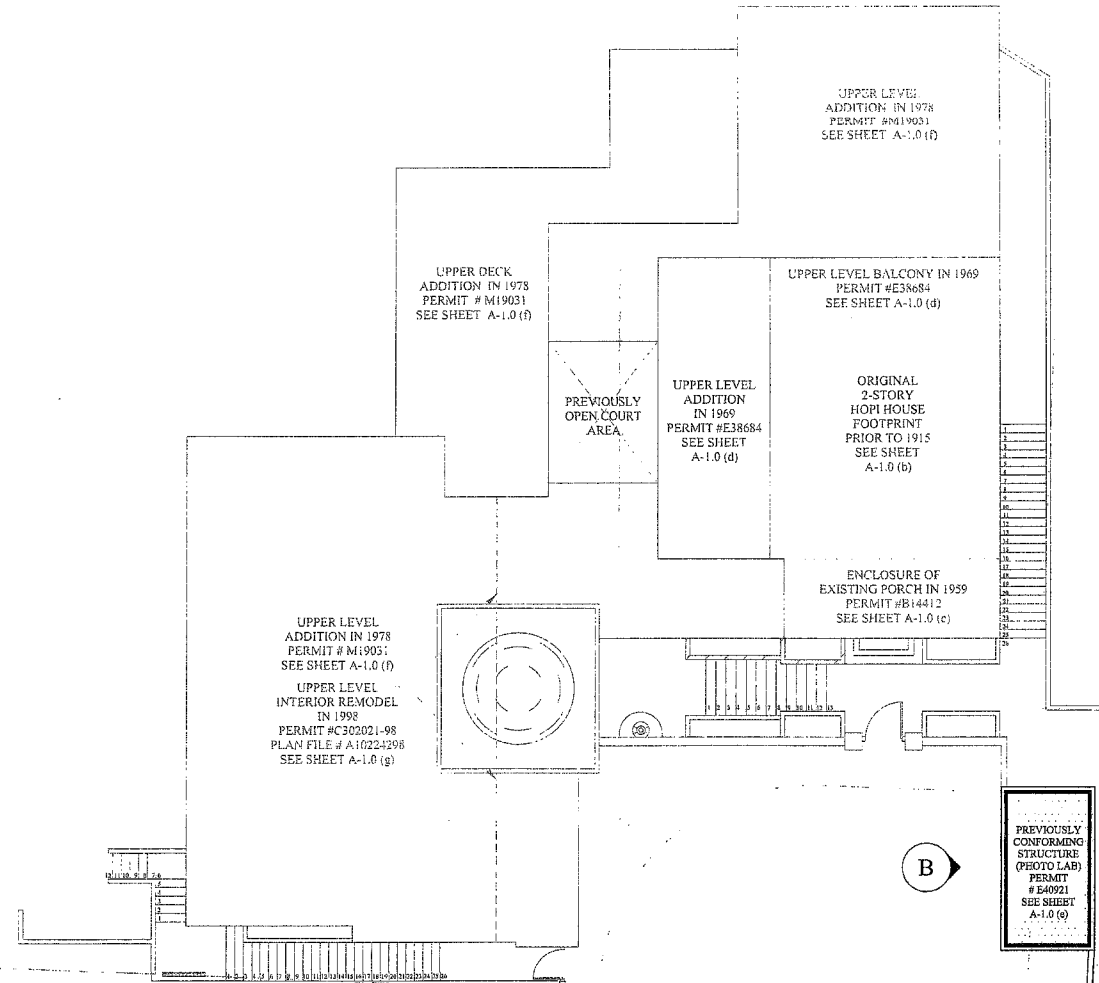
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B SOURCE: NOT AVAILABLE



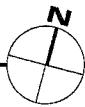
C SOURCE: NOT AVAILABLE



PERMIT TIME LINE LEGEND
 PERMITTED 1969

PREVIOUS SITE PLAN PERMIT # E40921
SCALE: 1/8"=1'-0"

**SUSTAINABLE BUILDING
EXPEDITE PROGRAM**
AUTHORIZED BY
COUNCIL POLICY 900-14

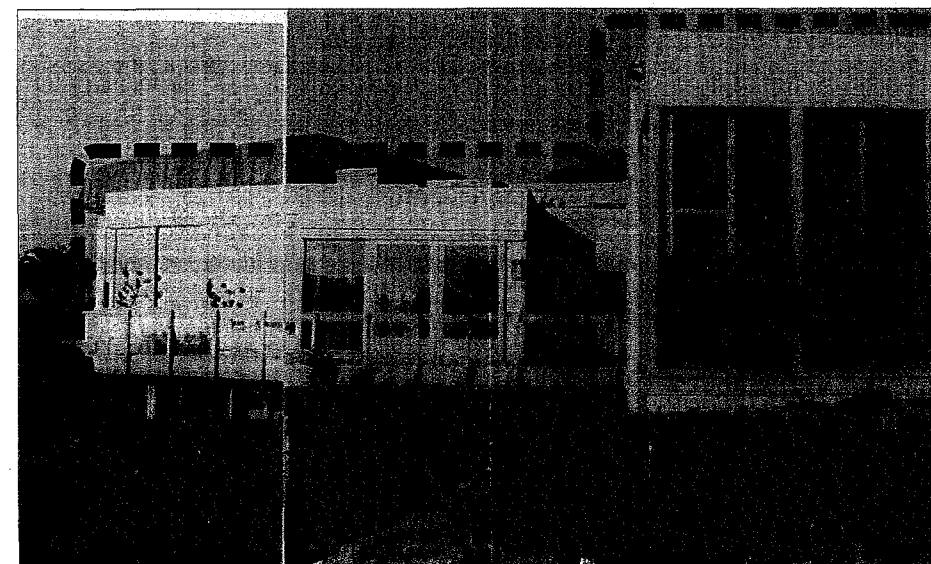


APPROVED EXHIBIT "A"
PROJECT NO. 138513
APPROVAL NO(s) 182270 BDP
APPROVED BY: HEARING DESIGN PLANNING COMMISSION (CITY COUNCIL) ON 12/18/07
SIGNATURE: [Signature]



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A SOURCE: NOT AVAILABLE



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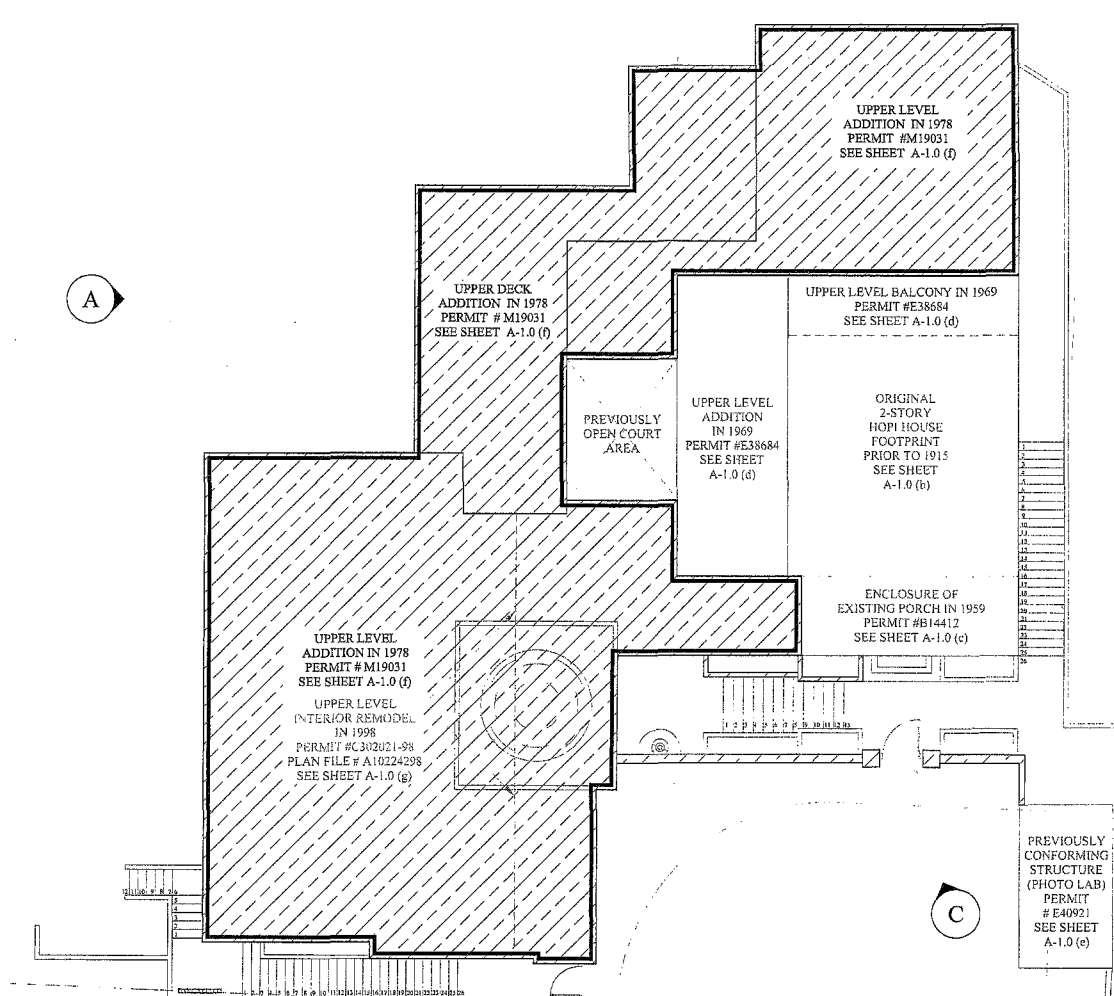
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REVISIONS
08/29/07 SD City Coastal Submittal
12/18/07 NCCD Hearing Submittal
03/07/08 SD City Coastal Re-Submittal

PHASE	COASTAL DOCUMENTS
PROJECT NO.	2006-43
REVIEWED BY	CAM
DRAWN BY	LB
DATE	07-15-08

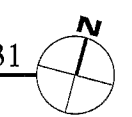
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SHEET TITLE
PREVIOUS SITE PLAN
PERMIT #M19031
A-1.0(f)
SHEET 9 OF 22



PERMIT TIME LINE LEGEND
 PERMITTED 1978

PREVIOUS SITE PLAN PERMIT # M19031
SCALE: 1/8"=1'-0"



SUSTAINABLE BUILDINGS EXPEDITE PROGRAM
 AUTHORIZED BY
 COUNCIL POLICY 900-14

APPROVED EXHIBIT "A"
 PROJECT NO. 138513
 APPROVAL NO(s) 482270 SDP
 APPROVED BY HEARING OFFICER, PLANNING COMMISSION CITY COUNCIL ON 12/2/08
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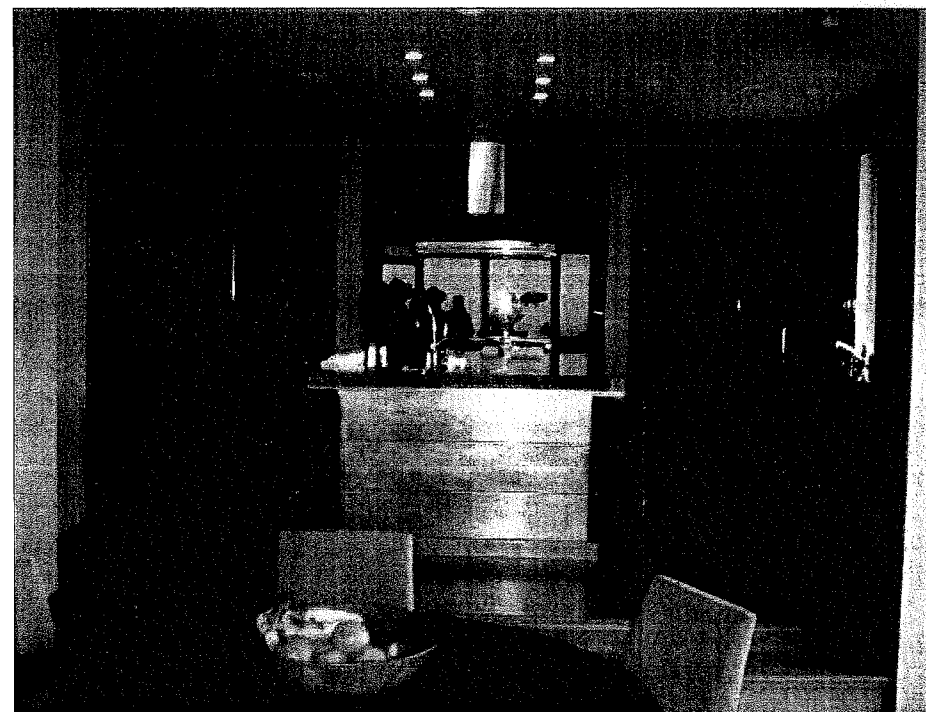
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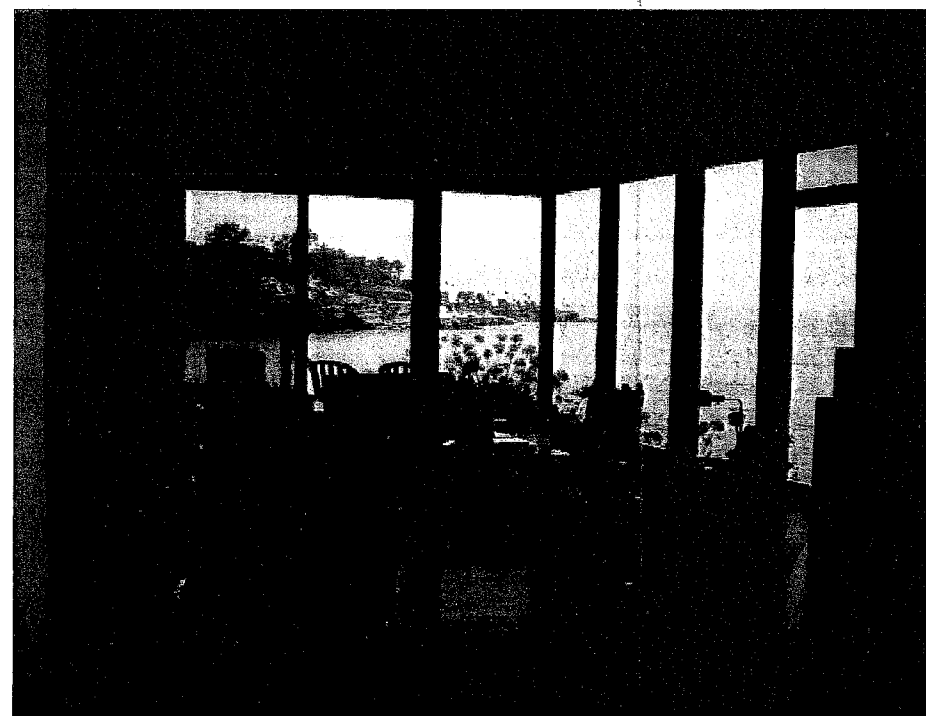
Marengo Morton Architects
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A SOURCE: NOT AVAILABLE



B SOURCE: NOT AVAILABLE

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PHASE COASTAL DOCUMENTS

PROJECT NO. 2006-43

REVIEWED BY CAM

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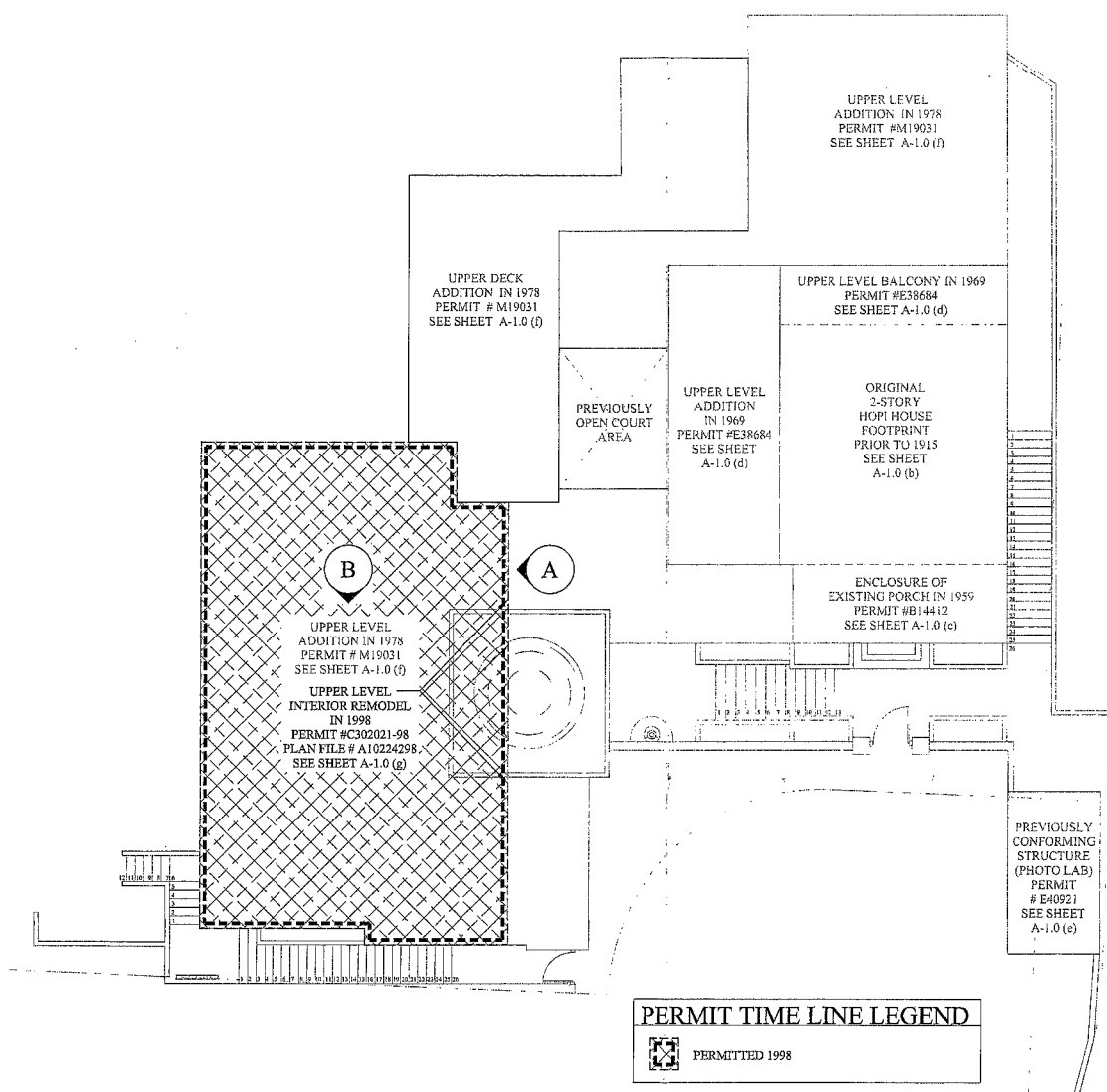
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 APPROVAL NO(s) 182270 SDP
 APPROVED BY HEARING OFFICER, PLANNING COMMISSION/CITY COUNCIL ON 12/12/08
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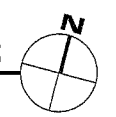
SHEET TITLE
 PREVIOUS SITE PLAN PERMIT #C302021-98
A-1.0(g)
 SHEET 10 OF 22

SUSTAINABLE BUILDINGS EXPEDITE PROGRAM
 AUTHORIZED BY COUNCIL POLICY 900-14



PERMIT TIME LINE LEGEND
 PERMITTED 1998

PREVIOUS SITE PLAN PERMIT #C302021-98
 SCALE: 1/8"=1'-0"



Y:\2006 Projects\2006-43 Temecula\WALCADD Drawings\Architectural\COASTAL\Sheet\A-1.0(g) A-1.0(g) Site Plan.dwg, 01/15/2008, 12:17pm



Marengo Morton Architects

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KRETOWICZ RESIDENCE
7957 PRINCESS ST.
LA JOLLA, CA 92037

REVISIONS
08/29/07 SD City Coastal Submittal
12/18/07 NCCD Hearing Submittal
03/07/08 SD City Coastal Re-Submittal

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△
△

PHASE COASTAL DOCUMENTS

PROJECT NO. 2006-43

REVIEWED BY CAM

DRAWN BY LB

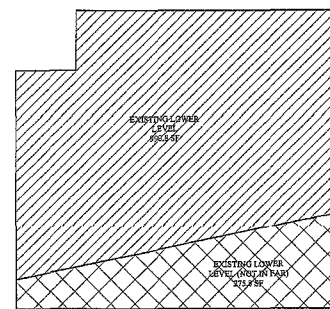
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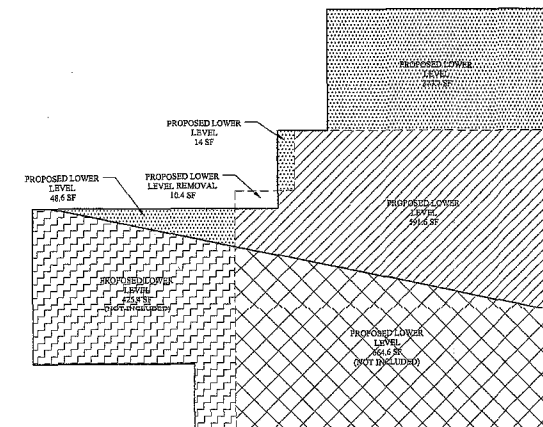
SHEET TITLE
GFA PLAN
(GROSS FLOOR AREA)

A-1.1

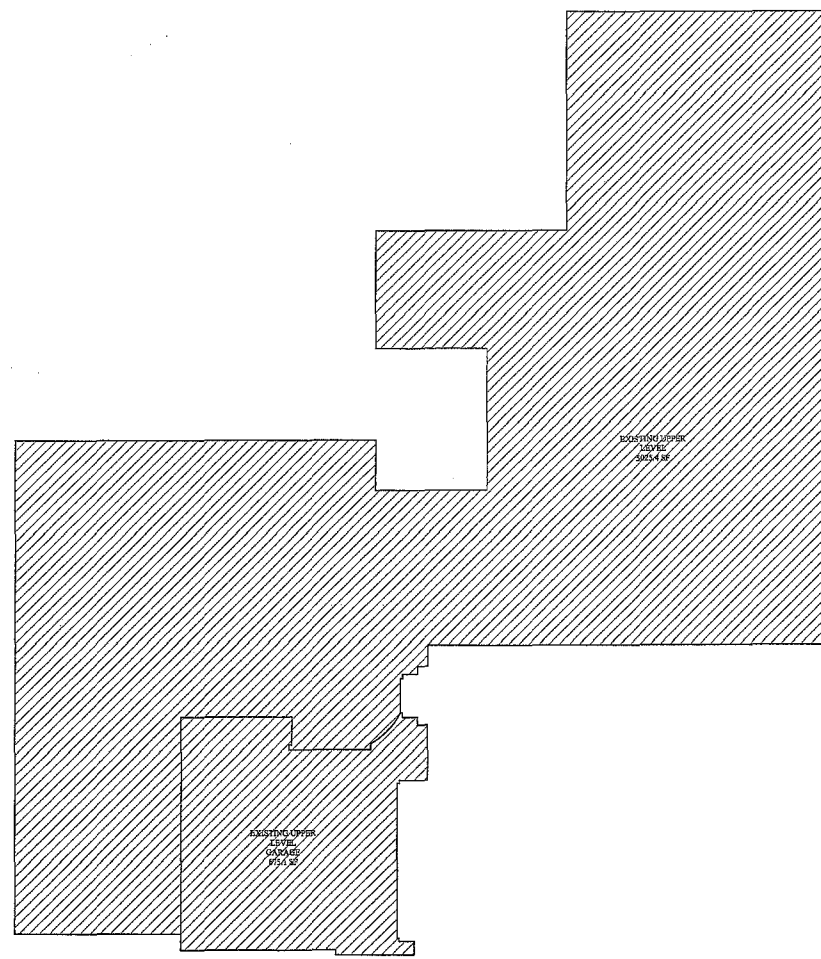
SHEET 11 OF 22



EXISTING LOWER LEVEL - GFA PLAN
SCALE: 1/8"=1'-0"



PROPOSED LOWER LEVEL - GFA PLAN
SCALE: 1/8"=1'-0"

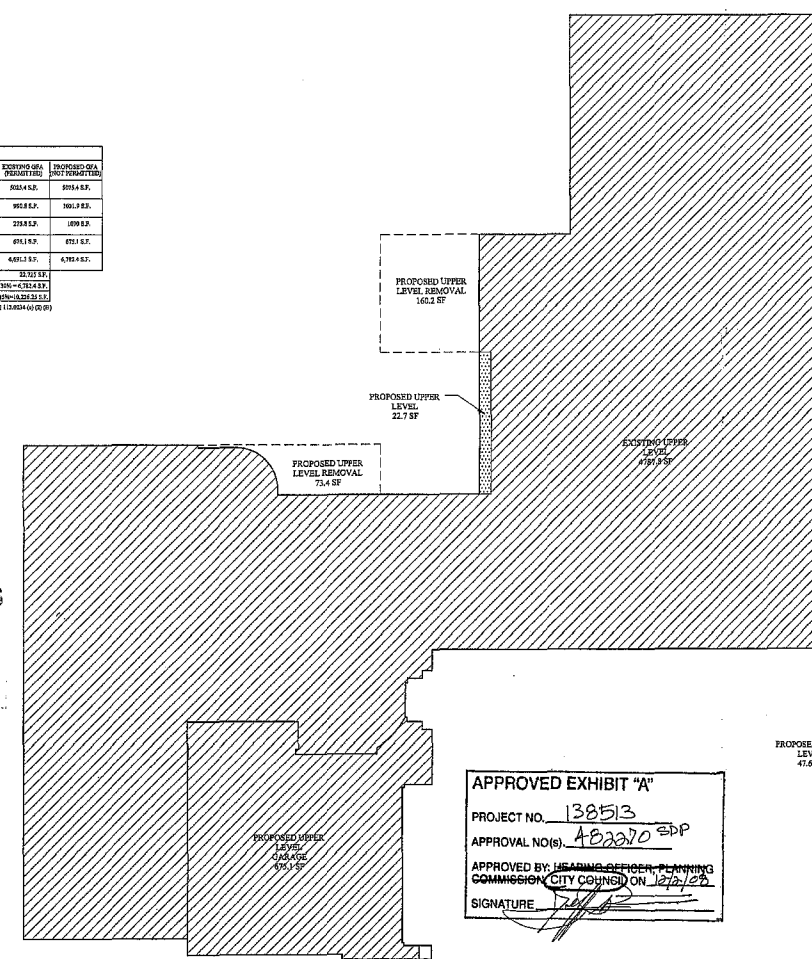


EXISTING UPPER LEVEL - GFA PLAN
SCALE: 1/8"=1'-0"

GFA LEGEND		GFA CHART	
	EXISTING REFERENCE GFA (PROPOSED)	RAW FLOOR	2014 S.F.
	PROPOSED GFA (NOT PERMITTED)	UPPER LEVEL	1014 S.F.
	PROPOSED GFA (NOT INCLUDED IN F.A.R.)	LOWER LEVEL	1014 S.F.
	PROPOSED GFA (NOT INCLUDED IN F.A.R.)	UPPER LEVEL (NOT IN F.A.R.)	1014 S.F.
	GFA OUTLINE TO BE REMOVED	DAMAGED	871 S.F.
		TOTAL	4813 S.F.
		LOT AREA	3231 S.F.
		PROPOSED F.A.R.	300 = 474,432
		ALLOWABLE F.A.R.	1000 = 3,231,000
		NOT INCLUDED IN F.A.R. PER SECTION 170904 (a) (2)	

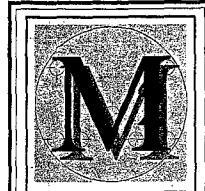
SUSTAINABLE BUILDINGS EXPEDITE PROGRAM

AUTHORIZED BY COUNCIL POLICY 900-14



PROPOSED UPPER LEVEL - GFA PLAN
SCALE: 1/8"=1'-0"

APPROVED EXHIBIT "A"
PROJECT NO. 138513
APPROVAL NO(S) 482070 sdp
APPROVED BY: HEARING OFFICER, PLANNING COMMISSION CITY COUNCIL ON 12/27/07
SIGNATURE: [Signature]



Marengo Morton Architects

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Michael Morton AIA
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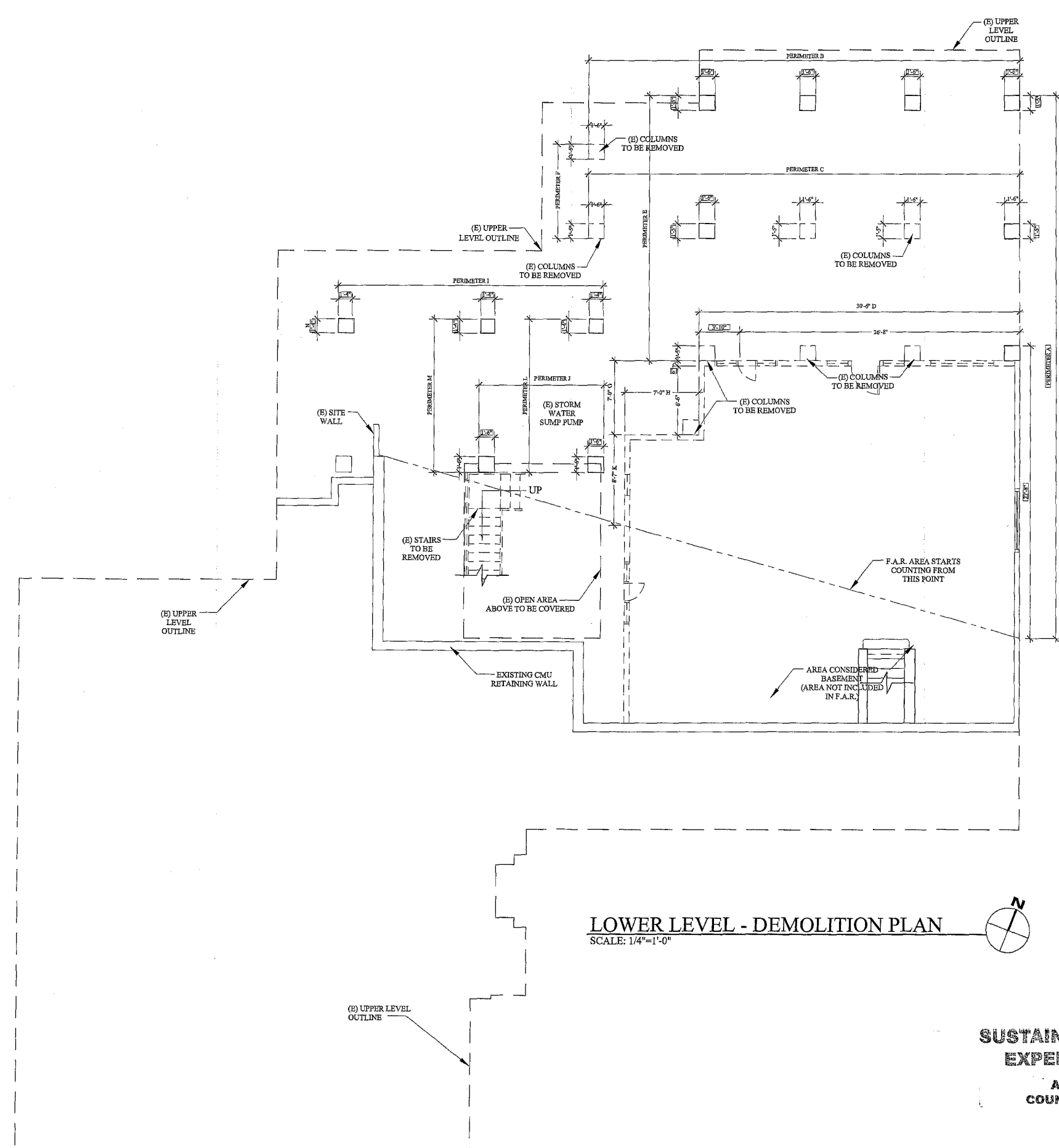
7957 PRINCESS ST.
L.A. JOLLA, CA 92037

REVISIONS
08/29/07 SD City Coastal Submittal
12/18/07 NCCD Hearing Submittal
05/07/08 SD City Coastal Re-Submittal

PHASE	COASTAL DOCUMENTS
PROJECT NO.	2006-43
REVIEWED BY	CAM
DRAWN BY	LB
DATE	07-15-08

APPROVED EXHIBIT "A"
PROJECT NO. 130513
APPROVAL NO(s) 102270
APPROVED BY HEADING OFFICER, PLANNING COMMISSION CITY COUNCIL ON 12/2/08
SIGNATURE *[Signature]*

SHEET TITLE
LOWER LEVEL DEMOLITION PLANS
A-1.2



LOWER LEVEL - DEMOLITION PLAN
SCALE: 1/4"=1'-0"

SUSTAINABLE BUILDINGS EXPEDITE PROGRAM
AUTHORIZED BY COUNCIL POLICY 900-14

DEMOLITION WALL LEGEND

	EXISTING WALL - TO REMAIN AND HAVE BEEN PERMITTED
	EXISTING WALL - TO BE REMOVED
	EXISTING WALL - TO BE INFILL
	EXISTING WALL (NOT CONSIDERED PERIMETER)
	PERIMETER WALLS TO REMAIN
	PERIMETER WALLS TO BE REMOVED

PROJECT PERIMETER WORKSHEET

PROJECT NAME: KRETOWICZ RESIDENCE
M2 PROJECT NUMBER: 2006-43
PROJECT ADDRESS: 7957 PRINCESS ST. L.A. JOLLA, CA 92037

PROJECT PERIMETER WORKSHEET MAIN LEVEL

DIRECTION EXISTING WALL FACES	EXISTING LENGTH	REMAINING LENGTH	LENGTH REMOVED
A-SOUTH	59.51 LF	39.51 LF	20.00 LF
B-NORTH	67.50 LF	66.00 LF	1.50 LF
C-NORTH	67.50 LF	0.00 LF	67.50 LF
D-NORTH	38.50 LF	0.00 LF	38.50 LF
E-WEST	64.22 LF	63.84 LF	0.38 LF
F-WEST	62.81 LF	62.81 LF	0.00 LF
G-WEST	67.50 LF	66.50 LF	1.00 LF
H-NORTH	67.50 LF	66.00 LF	1.50 LF
I-NORTH	66.00 LF	66.00 LF	0.00 LF
J-NORTH	63.00 LF	63.00 LF	0.00 LF
K-WEST	68.11 LF	68.11 LF	0.00 LF
L-WEST	62.81 LF	61.33 LF	1.48 LF
M-WEST	62.81 LF	61.33 LF	1.48 LF
N-WEST	61.33 LF	61.33 LF	0.00 LF
EXISTING BUILDING PERIMETER LOWER LEVEL	119.08 LF	54.17 LF	64.91 LF
MAXIMUM REMOVAL ALLOWED LOWER LEVEL	59.54 LF	59.54 LF	59.54 LF
AVAILABLE ALLOWED LOWER LEVEL	5.52 LF	5.52 LF	5.52 LF
TOTAL EXISTING PERIMETER LENGTH	637.28 LF	463.85 LF	173.43 LF
TOTAL MAXIMUM REMOVAL ALLOWED	318.64 LF	318.64 LF	318.64 LF

50% OF EXISTING EXTERIOR WALLS MUST REMAIN TO QUALIFY FOR COASTAL EXEMPTION

Project: 2006-43 - Kretowicz Residence - Wall/CDD - Demolition/Architect/CD/MS/AL/UB/BA/AL/2 Floor Plan.dwg, July 15, 2008, 1:15pm



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KRETOWICZ RESIDENCE

7957 PRINCESS ST.
LA JOLLA, CA 92037

REVISIONS
08/25/07 SD City Coastal Submittal
12/18/07 NCCD Hearing Submittal
03/07/08 SD City Coastal Re-Submittal

PHASE	COASTAL DOCUMENTS
PROJECT NO.	2006-43
REVIEWED BY	CAM
DRAWN BY	LB
DATE	07-15-08

APPROVED EXHIBIT "A"
PROJECT NO. 138513
APPROVAL NO. 482270 SDP
APPROVED BY: HEARING OFFICER, PLANNING COMMISSION (CITY COUNCIL) 12/12/08
SIGNATURE: [Signature]

SHEET TITLE
UPPER LEVEL DEMOLITION PLANS
A-1.3
SHEET 13 OF 22

DEMOLITION WALL LEGEND

	EXISTING WALL - TO REMAIN AND HAVE BEEN PERMITTED
	EXISTING WALL - TO BE REMOVED
	EXISTING WALL - TO BE INFILL
	EXISTING WALL (NOT CONSIDERED PERIMETER)
	PERIMETER WALLS TO REMAIN
	PERIMETER WALLS TO BE REMOVED

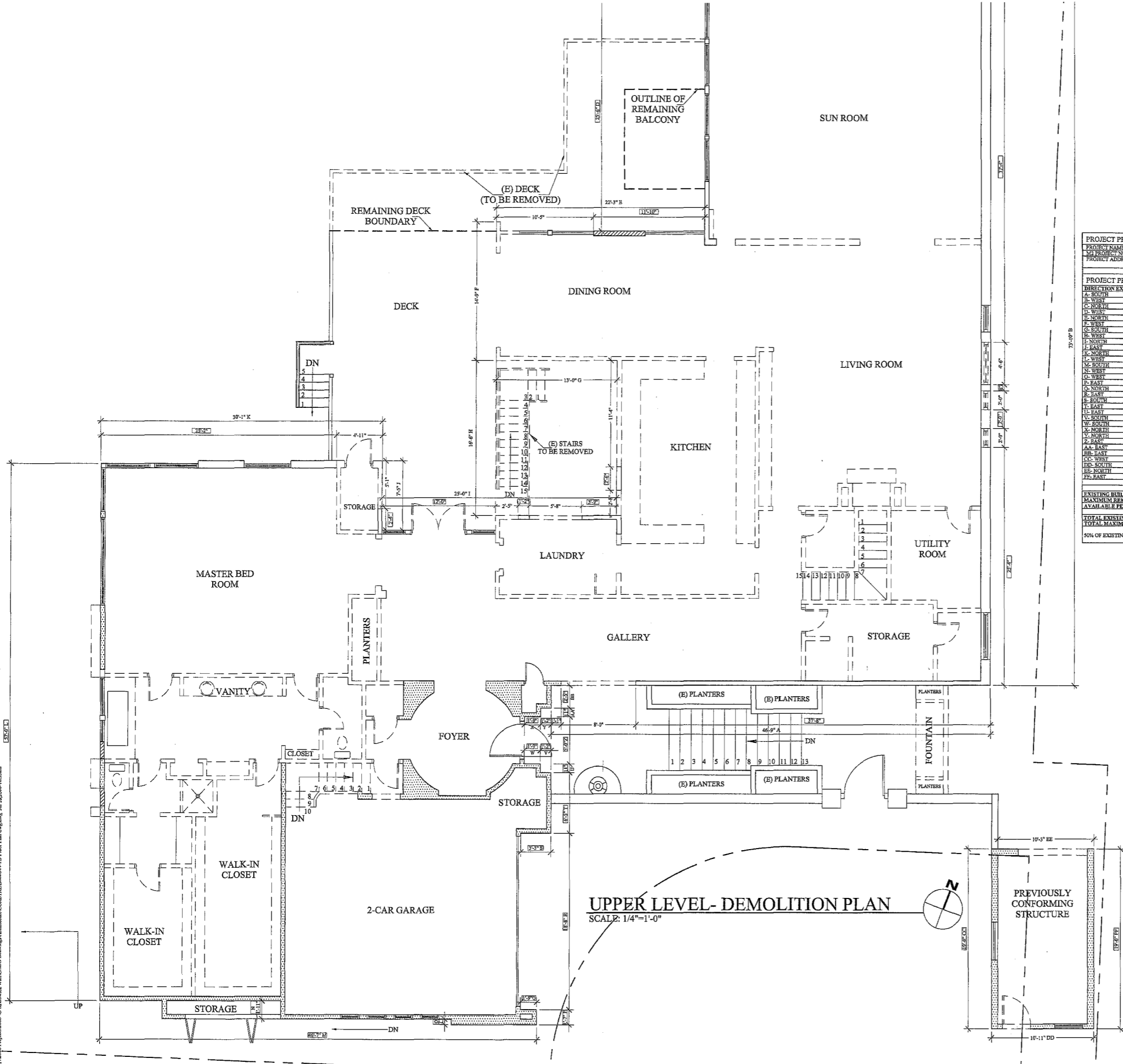
PROJECT PERIMETER WORKSHEET

PROJECT NAME: KRETOWICZ RESIDENCE
LIZ PROJECT NUMBER: 2006-43
PROJECT ADDRESS: 7957 PRINCESS ST., LA JOLLA, CA 92037

PROJECT PERIMETER WORKSHEET MAIN LEVEL

DIRECTION EXISTING WALL FACES:	EXISTING LENGTH	REMAINING LENGTH	LENGTH REMOVED
A-SOUTH	46.75 LF	38.75 LF	08.00 LF
B-WEST	75.85 LF	65.85 LF	10.00 LF
C-NORTH	30.50 LF	25.50 LF	05.00 LF
D-WEST	25.50 LF	25.50 LF	00.00 LF
E-NORTH	22.25 LF	11.25 LF	11.00 LF
F-WEST	14.75 LF	00.00 LF	14.75 LF
G-SOUTH	15.00 LF	00.00 LF	15.00 LF
H-WEST	16.55 LF	02.55 LF	14.00 LF
I-NORTH	25.00 LF	16.25 LF	08.75 LF
J-EAST	07.25 LF	02.44 LF	04.81 LF
K-NORTH	34.05 LF	23.16 LF	10.89 LF
L-WEST	47.03 LF	57.00 LF	00.00 LF
M-SOUTH	46.58 LF	46.58 LF	00.00 LF
N-WEST	01.25 LF	01.25 LF	00.00 LF
O-WEST	00.58 LF	00.58 LF	00.00 LF
P-EAST	01.58 LF	01.58 LF	00.00 LF
Q-NORTH	01.75 LF	01.75 LF	00.00 LF
R-EAST	18.67 LF	18.67 LF	00.00 LF
S-SOUTH	03.25 LF	03.25 LF	00.00 LF
T-EAST	06.45 LF	06.45 LF	00.00 LF
U-SOUTH	03.92 LF	00.92 LF	03.00 LF
V-NORTH	01.17 LF	01.17 LF	00.00 LF
W-SOUTH	01.75 LF	01.75 LF	00.00 LF
X-NORTH	01.75 LF	01.75 LF	00.00 LF
Y-NORTH	01.14 LF	01.14 LF	00.00 LF
Z-EAST	05.00 LF	05.00 LF	00.00 LF
AA-EAST	00.92 LF	00.92 LF	00.00 LF
BB-EAST	02.45 LF	02.45 LF	00.00 LF
CC-WEST	19.00 LF	19.00 LF	00.00 LF
DD-SOUTH	10.92 LF	00.00 LF	10.92 LF
EE-NORTH	10.25 LF	00.00 LF	10.25 LF
FF-EAST	19.00 LF	19.00 LF	00.00 LF
EXISTING BUILDING PERIMETER (M LEVEL)	472.63 LF	408.63 LF	167.02 LF
MAXIMUM REMOVAL ALLOWED 1ST LEVEL	258.80 LF (55%)	75%	214%
AVAILABLE PERIMETER	105.83 LF		
TOTAL EXISTING PERIMETER LENGTH	637.28 LF	466.83 LF	171.45 LF
TOTAL MAXIMUM REMOVAL ALLOWED	318.64 LF	58%	27%

50% OF EXISTING EXTERIOR WALLS MUST REMAIN TO QUALIFY FOR COASTAL EXEMPTION



UPPER LEVEL- DEMOLITION PLAN
SCALE: 1/4"=1'-0"

SUSTAINABLE BUILDINGS EXPEDITE PROGRAM
AUTHORIZED BY COUNCIL POLICY 900-14

Y:\0601\Project\0601-43_Kretowicz\MainCAD\Drawings\Architect\COASTAL\Sheet\A-1.3_Floor Plan.dwg, Jul 18, 2008, 10:33am



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KRETOWICZ RESIDENCE

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SUSTAINABLE BUILDINGS EXPEDITE PROGRAM
AUTHORIZED BY COUNCIL POLICY 900-14

REVISIONS
08/29/07 SD City Coastal Submittal
12/18/07 NCCD Hearing Submittal
03/07/08 SD City Coastal Re-Submittal

PHASE COASTAL DOCUMENTS

PROJECT NO. 2006-43

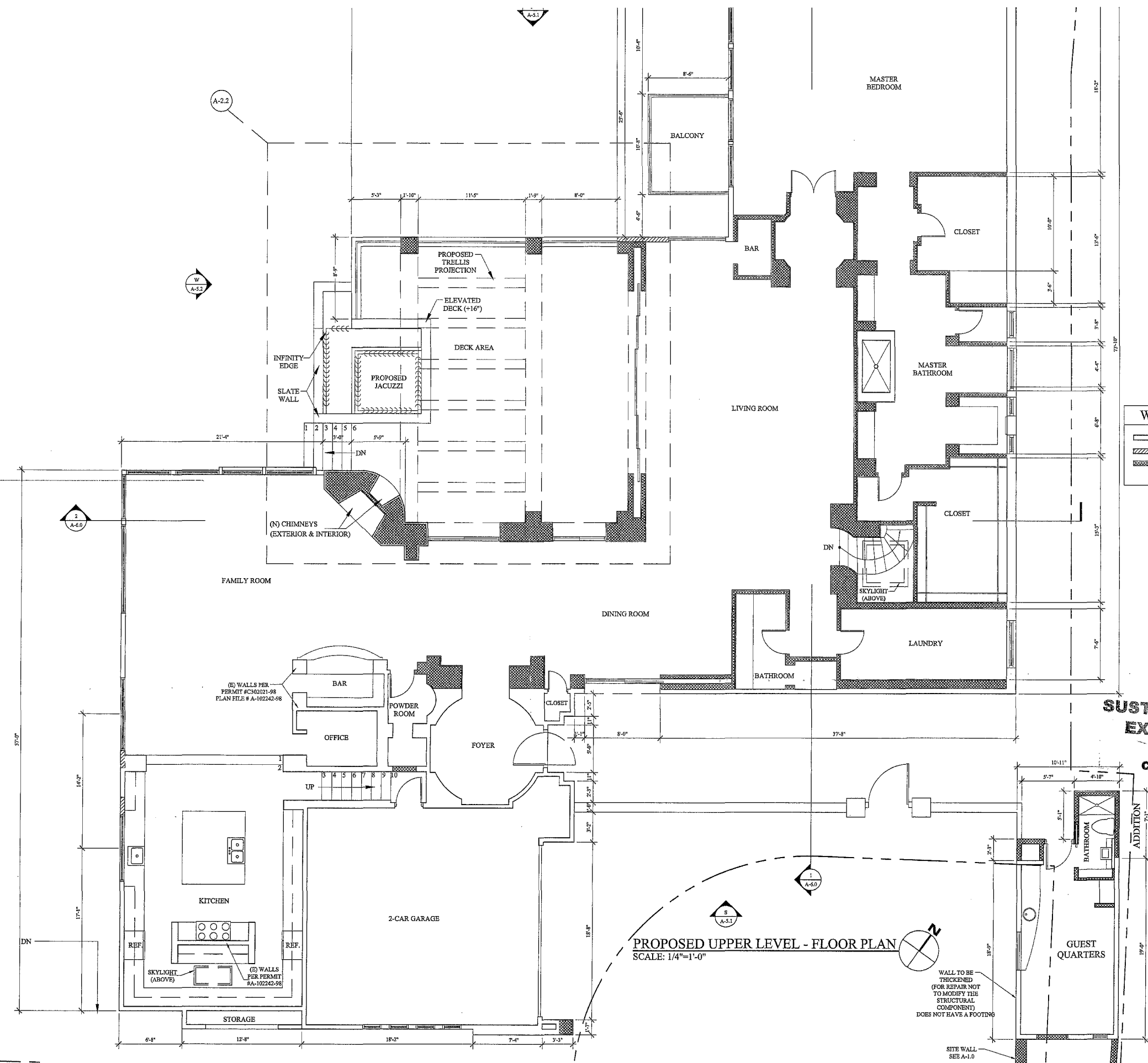
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SIGNATURE [Signature]

SHEET TITLE
PROPOSED UPPER LEVEL FLOOR PLAN
A-2.1
SHEET 15 OF 22



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REVISIONS
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 12/18/07 NCCD Hearing Submittal
 03/07/08 SD City Coastal Re-Submittal

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PHASE COASTAL DOCUMENTS

PROJECT NO. 2006-43

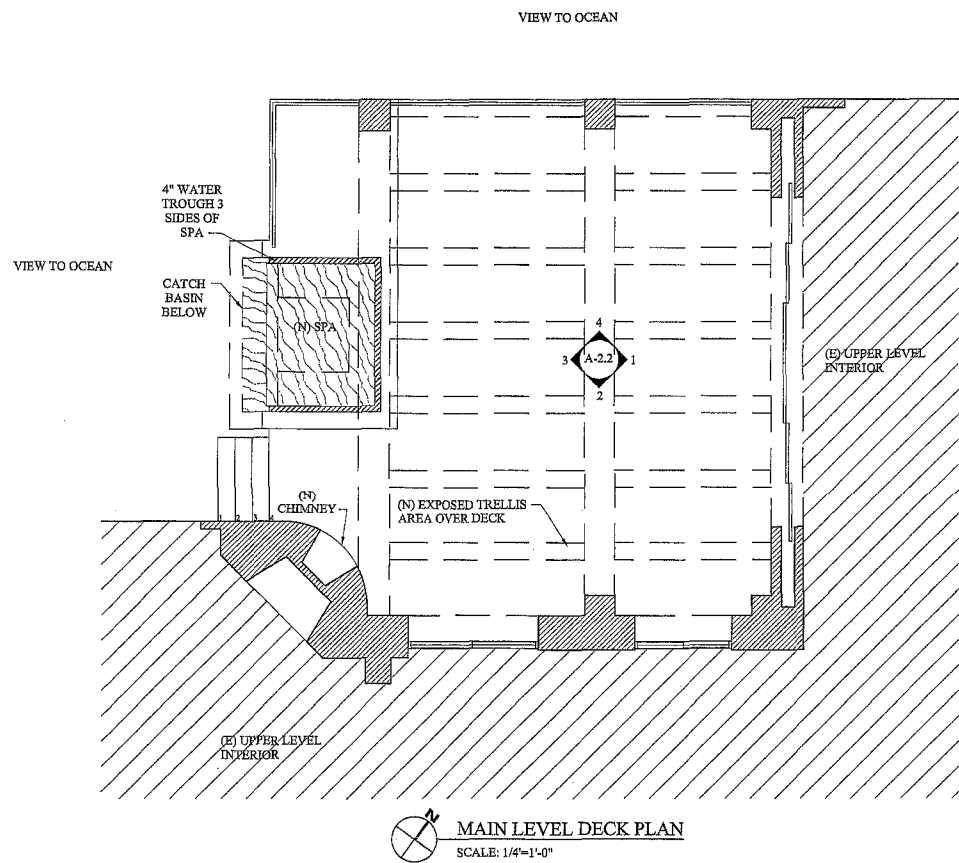
REVIEWED BY CAM

DRAWN BY LB

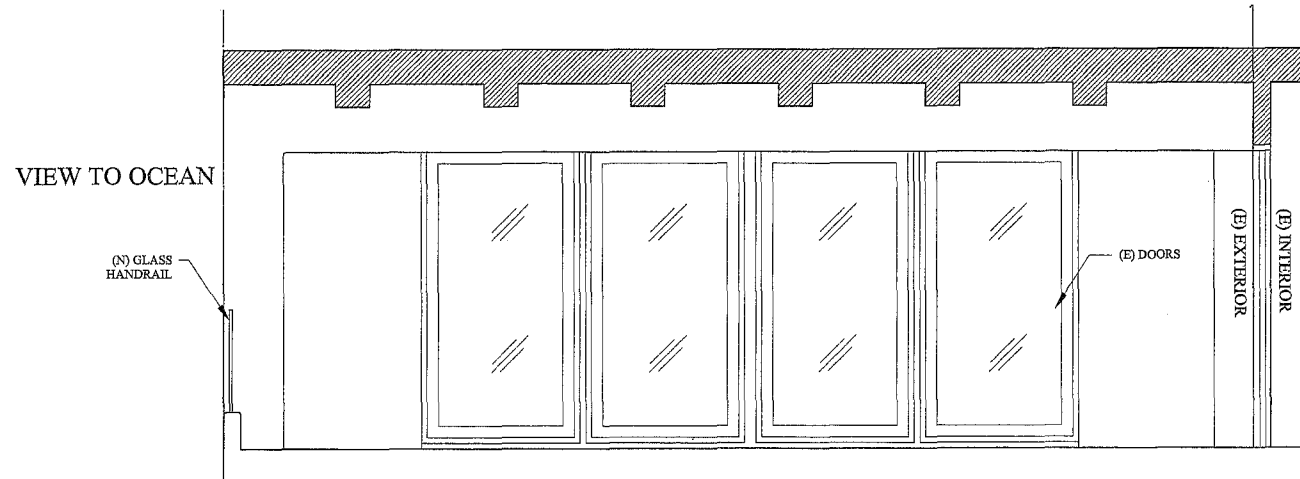
DATE 07-15-08

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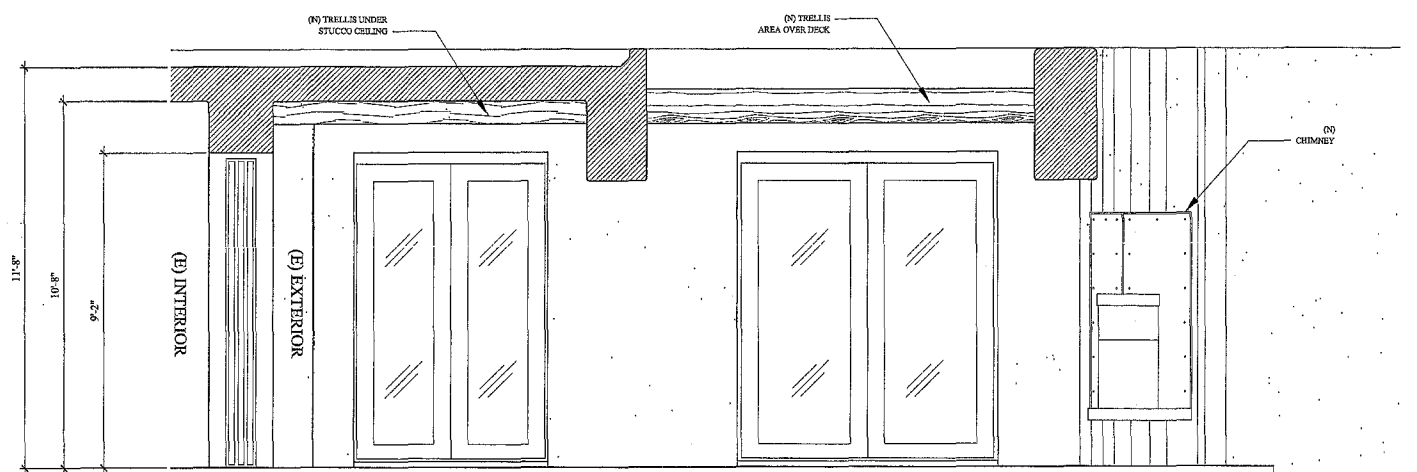
SHEET TITLE
 SPA PLAN & ELEVATIONS
A-2.2
 SHEET 16 OF 22



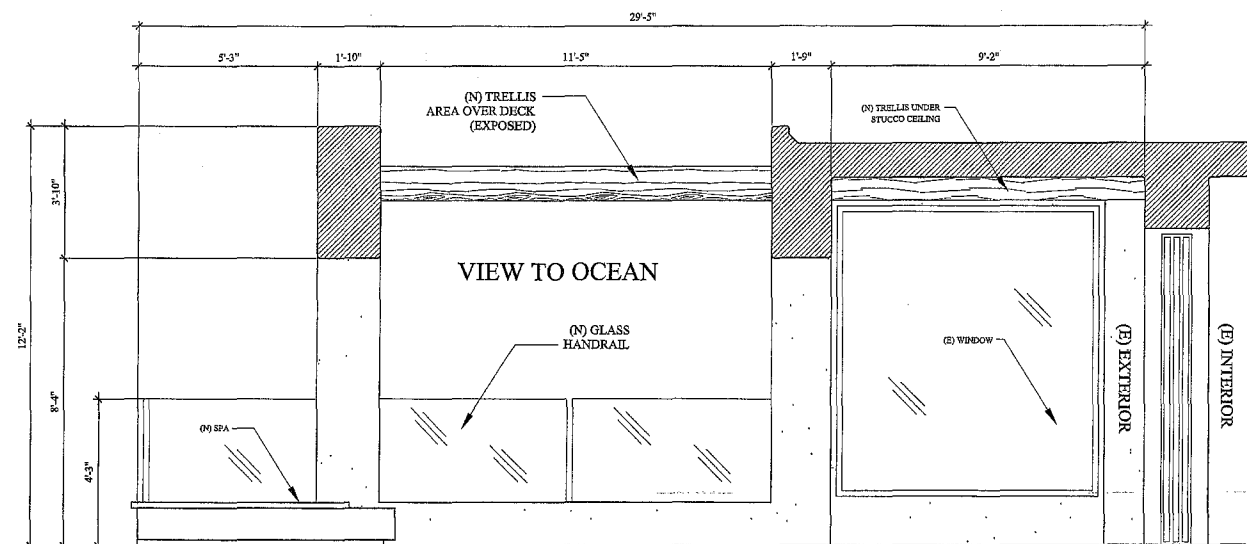
MAIN LEVEL DECK PLAN
 SCALE: 1/4"=1'-0"



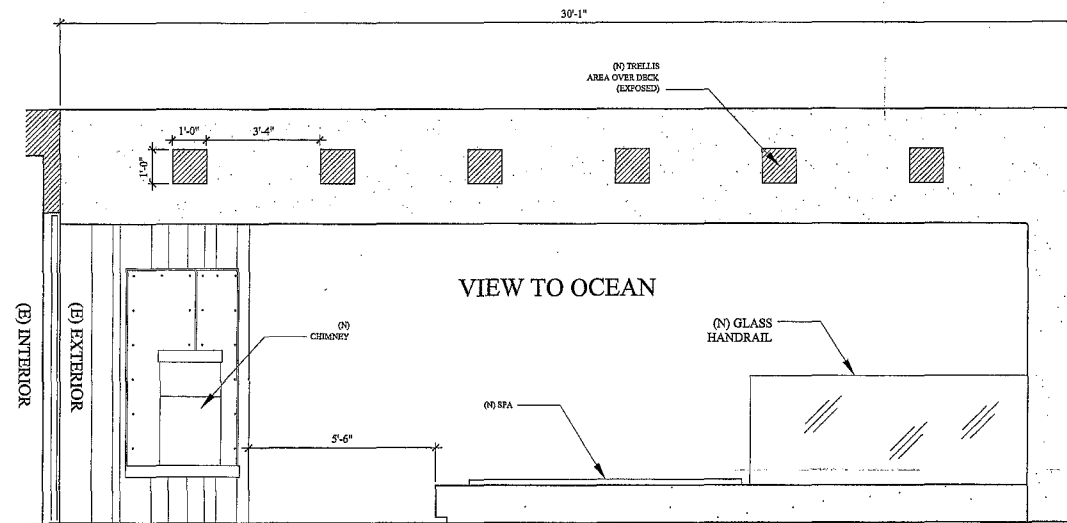
1 EAST ELEVATION
 SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



4 NORTH ELEVATION
 SCALE: 1/4"=1'-0"



3 WEST ELEVATION
 SCALE: 1/4"=1'-0"

SUSTAINABLE BUILDINGS EXPEDITE PROGRAM
 AUTHORIZED BY COUNCIL POLICY 900-14

APPROVED EXHIBIT "A"
 PROJECT NO. 138513
 APPROVAL NO(s) 482270 SPP
 APPROVED BY HEARING OFFICER, PLANNING COMMISSION CITY COUNCIL ON 12/2/08
 SIGNATURE [Signature]



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Claude Anthony Marengo DESA



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LA JOLLA, CA 92037

REVISIONS
08/29/07 SD City Coastal Submittal
12/18/07 NCCD Hearing Submittal
03/07/08 SD City Coastal Re-Submittal



PHASE	COASTAL DOCUMENTS
PROJECT NO.	2006-43
REVIEWED BY	CAM
DRAWN BY	LB
DATE	07-15-08

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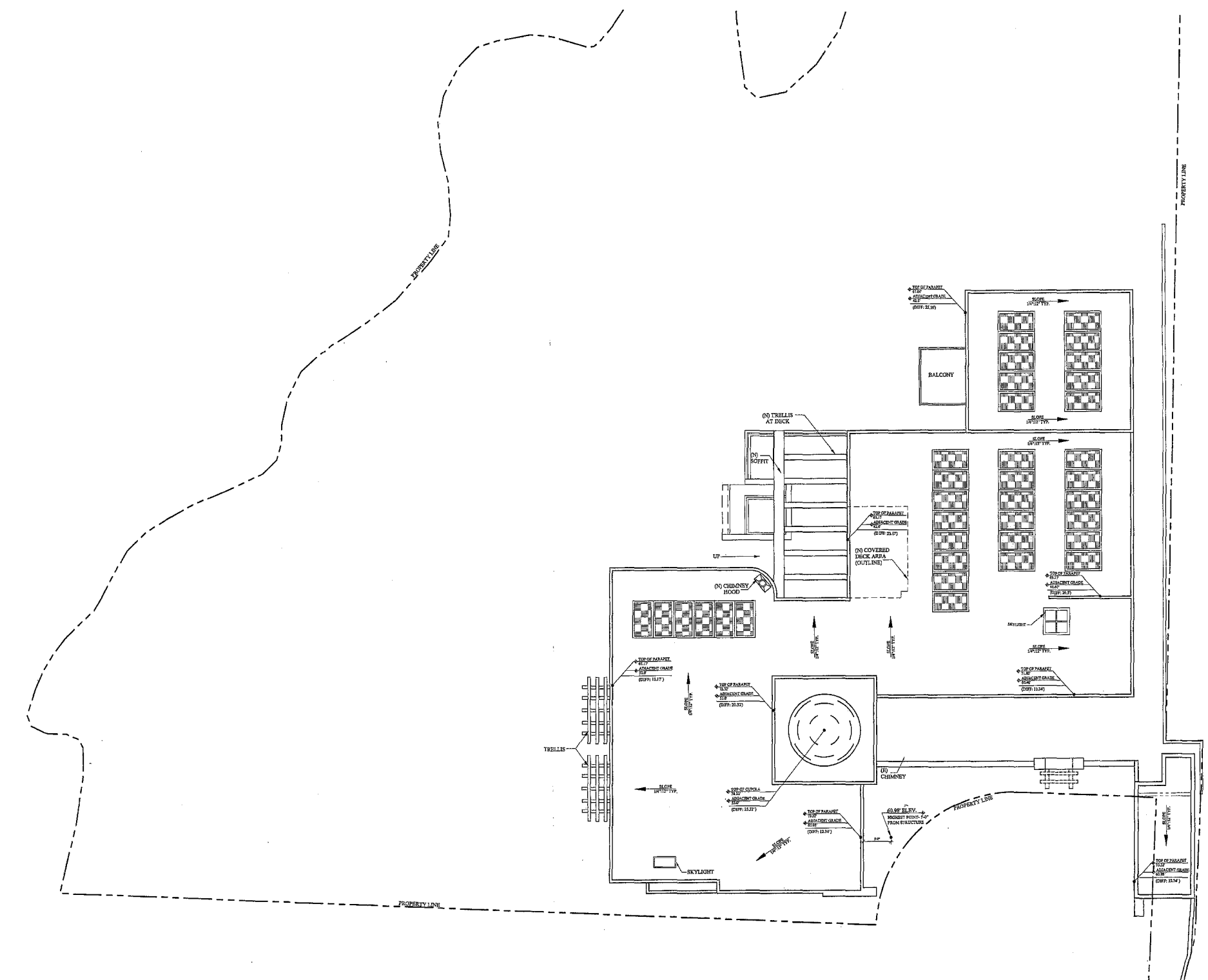
SHEET TITLE	ROOF PLAN
	A-4.0
	SHEET 17 OF 22

ROOF LEGEND RESIDENTIAL

PARAPET WALL AT ROOF

NEW SOLAR COLLECTOR TO BE INSTALLED FLAT ON ROOF SURFACE & SCREENED BY PARAPETS.

SLOPE 1/4"=12" TYP. ROOF DRAINAGE SLOPE



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

SUSTAINABLE BUILDINGS EXPEDITE PROGRAM
AUTHORIZED BY COUNCIL POLICY 900-14

APPROVED EXHIBIT "A"
PROJECT NO. 138513 SDP
APPROVAL NO(s) 422270
APPROVED BY HEARING OFFICER, PLANNING COMMISSION, CITY COUNCIL ON 12/12/08
SIGNATURE [Signature]

Y:\2006 Proj\2006-43 Kretowicz W\KCAD\Drawings\Architectural\CAD\08\Sheet\A-4.0 Roof Plan.dwg 30 12/15/08 12:54pm



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Architects**

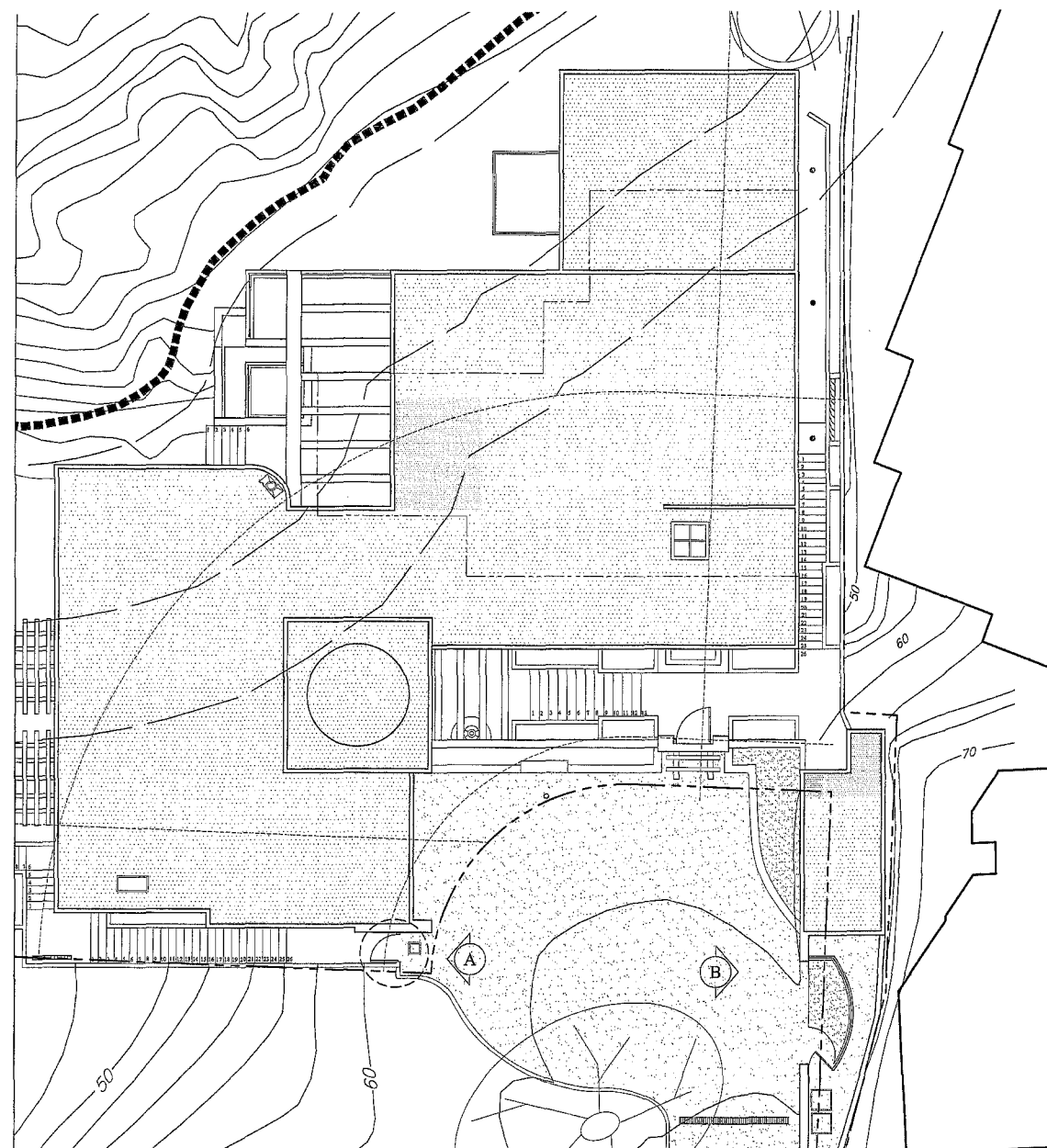
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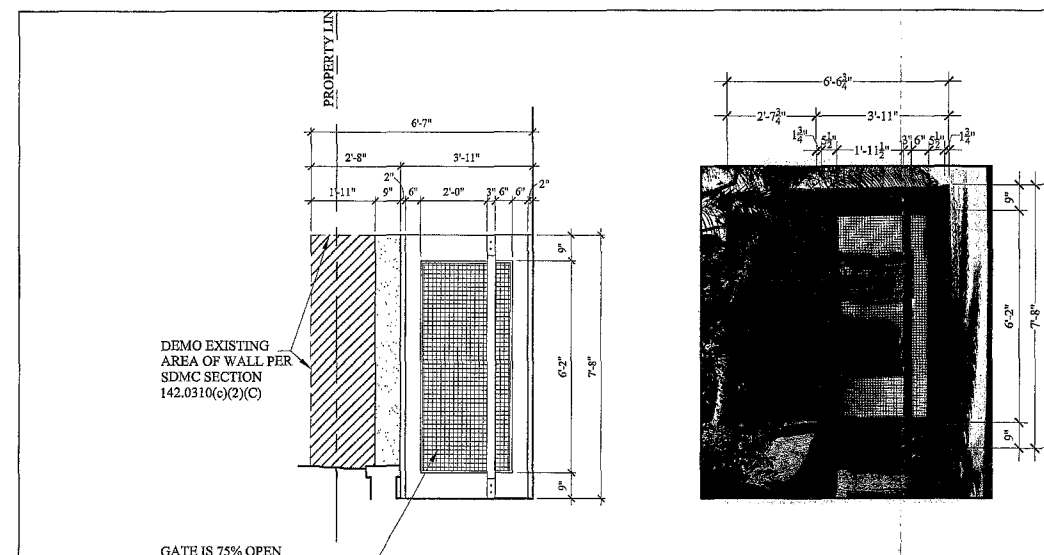
**SUSTAINABLE BUILDINGS
EXPEDITE PROGRAM**

**AUTHORIZED BY
COUNCIL POLICY 900-14**

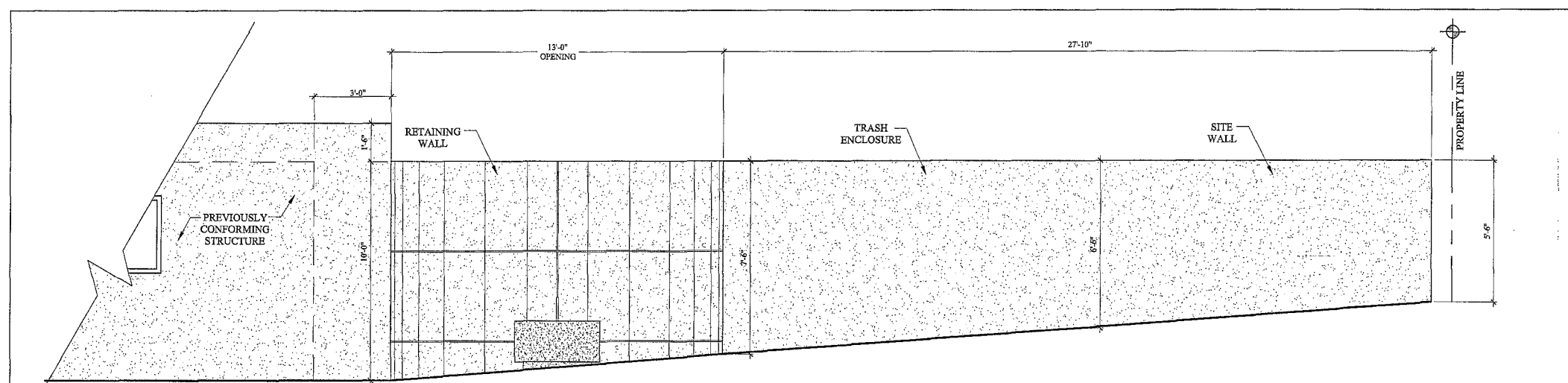
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PARTIAL SITE PLAN
SCALE: 1/8" = 1'-0"



A GATE/ FENCE ELEVATION & PHOTO
SCALE: 1/2" = 1'-0"



B SITE WALL EAST ELEVATION
SCALE: 1/2" = 1'-0"

KRETOWICZ RESIDENCE

7957 PRINCESS ST.
LA JOLLA, CA 92037

REVISIONS
08/25/07 SD City Coastal Submittal
12/18/07 NCCD Hearing Submittal
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PHASE COASTAL DOCUMENTS

PROJECT NO. 2006-43

REVIEWED BY CAM

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DATE 07-15-08

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PROJECT NO. 138513
APPROVAL NO(S) 482270 ssp
APPROVED BY: HEARING OFFICER, PLANNING COMMISSION/CITY COUNCIL ON 11/2/08
SIGNATURE *[Signature]*

SHEET TITLE

SITE ELEVATIONS

A-5.0

SHEET 18 OF 22

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 08/29/07 SD City Coastal Submittal
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PHASE **COASTAL DOCUMENTS**

PROJECT NO. 2006-43

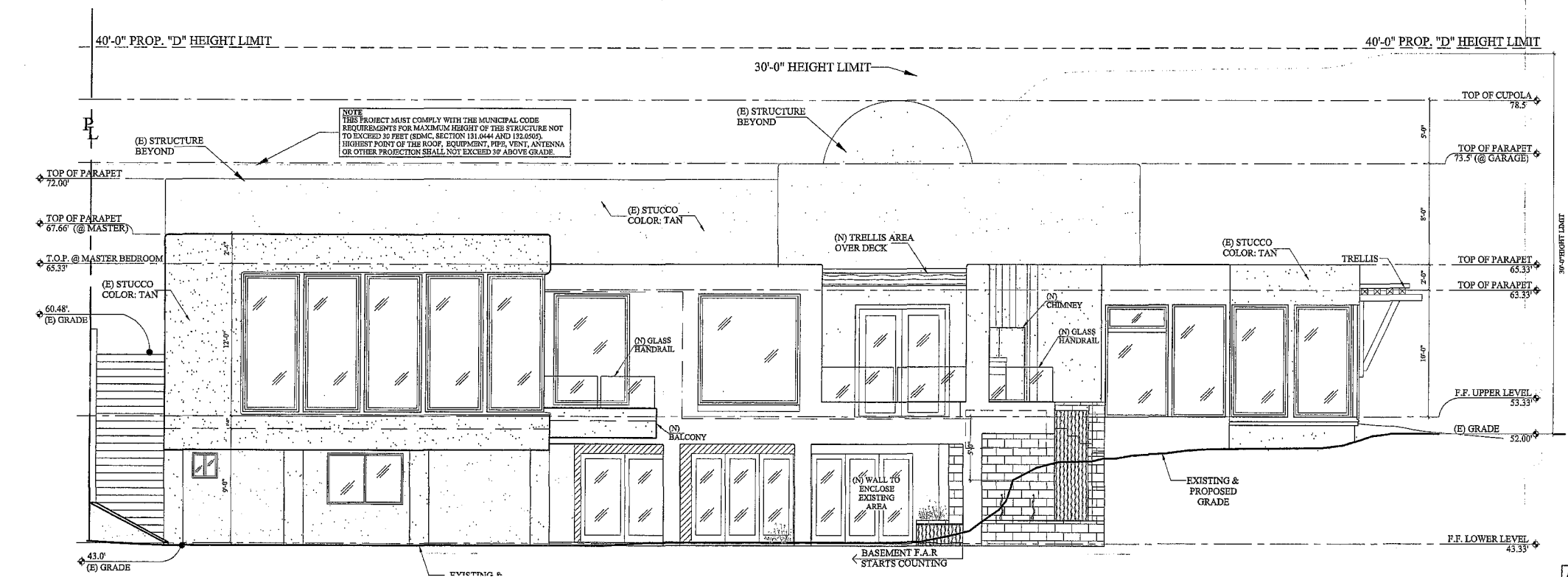
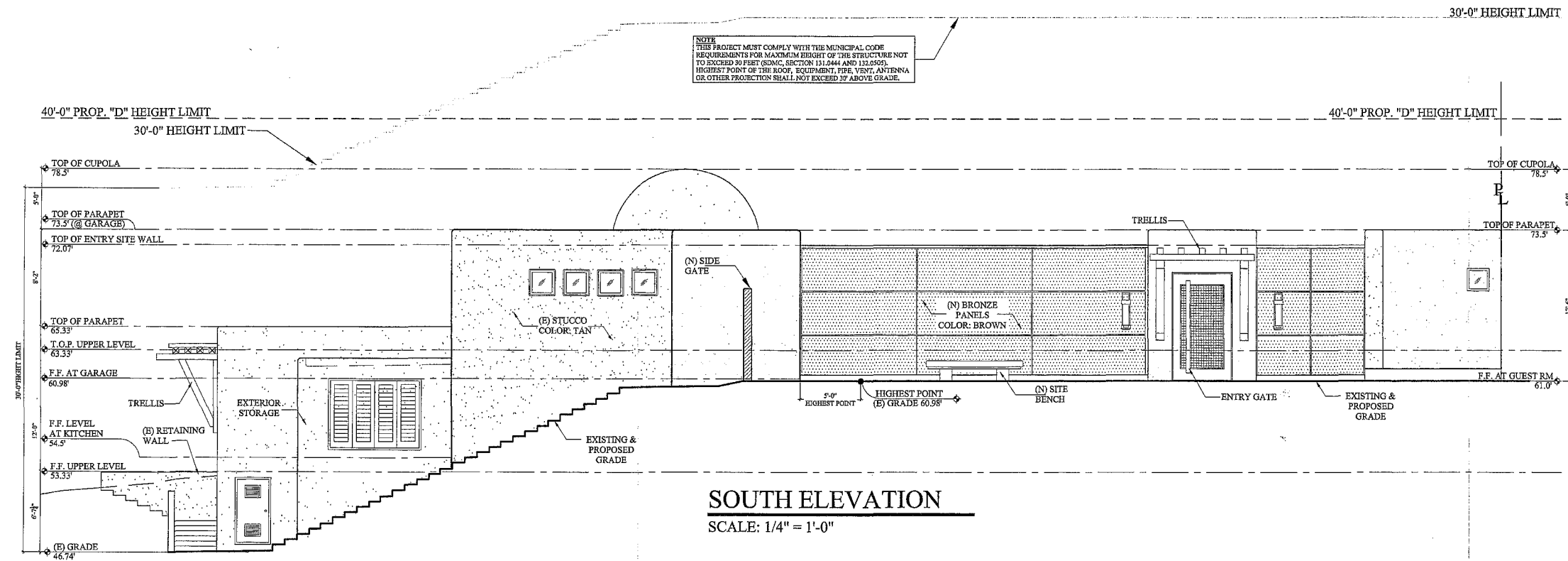
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SHEET TITLE
ELEVATIONS
A-5.1
 SHEET 19 OF 22



SUSTAINABLE BUILDINGS EXPEDITE PROGRAM
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APPROVED EXHIBIT "A"
 PROJECT NO. 138513 SDP
 APPROVAL NO(s) 182270
 APPROVED BY: HEARING OFFICER PLANNING & COMMUNITY DEVELOPMENT
 CITY COUNCIL ON 12/2/08
 SIGNATURE: [Signature]

X:\2006\Projects\0606-43_Kretowicz\W\CA\DD\Drawings\Architectural\COASTAL\Submittal\A-5.1_Elevations.dwg Jul 15, 2008 4:13:58pm



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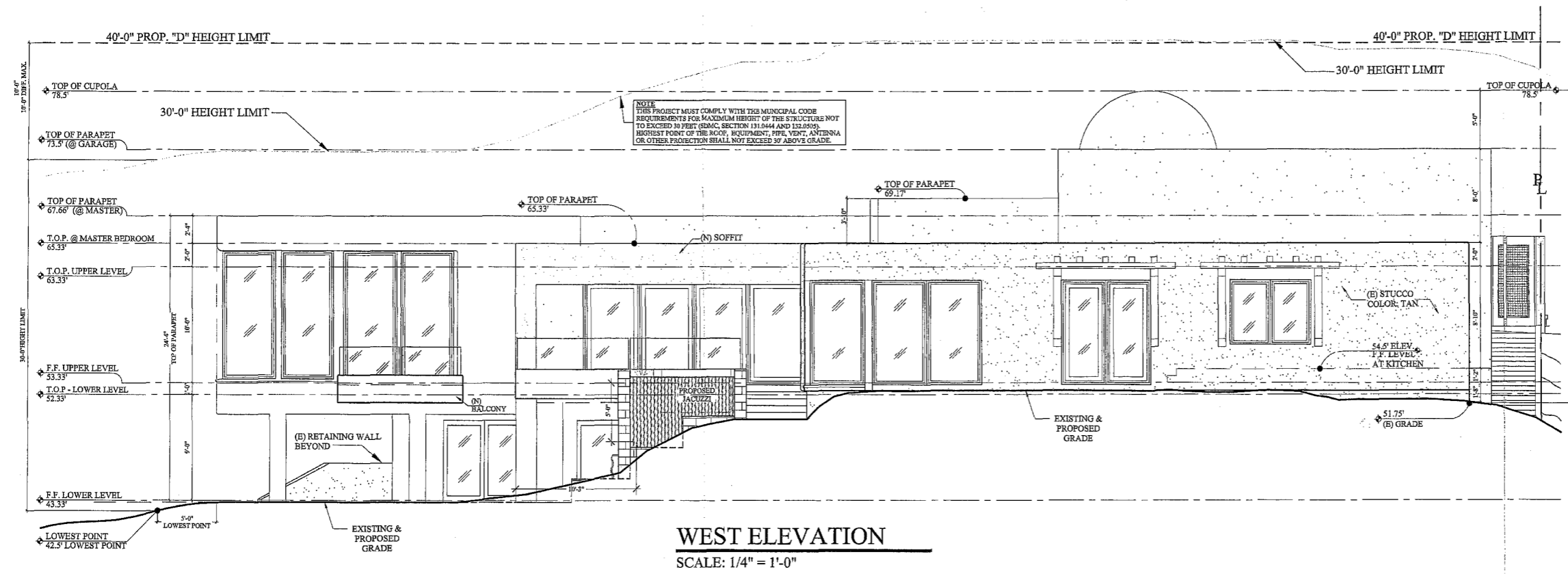
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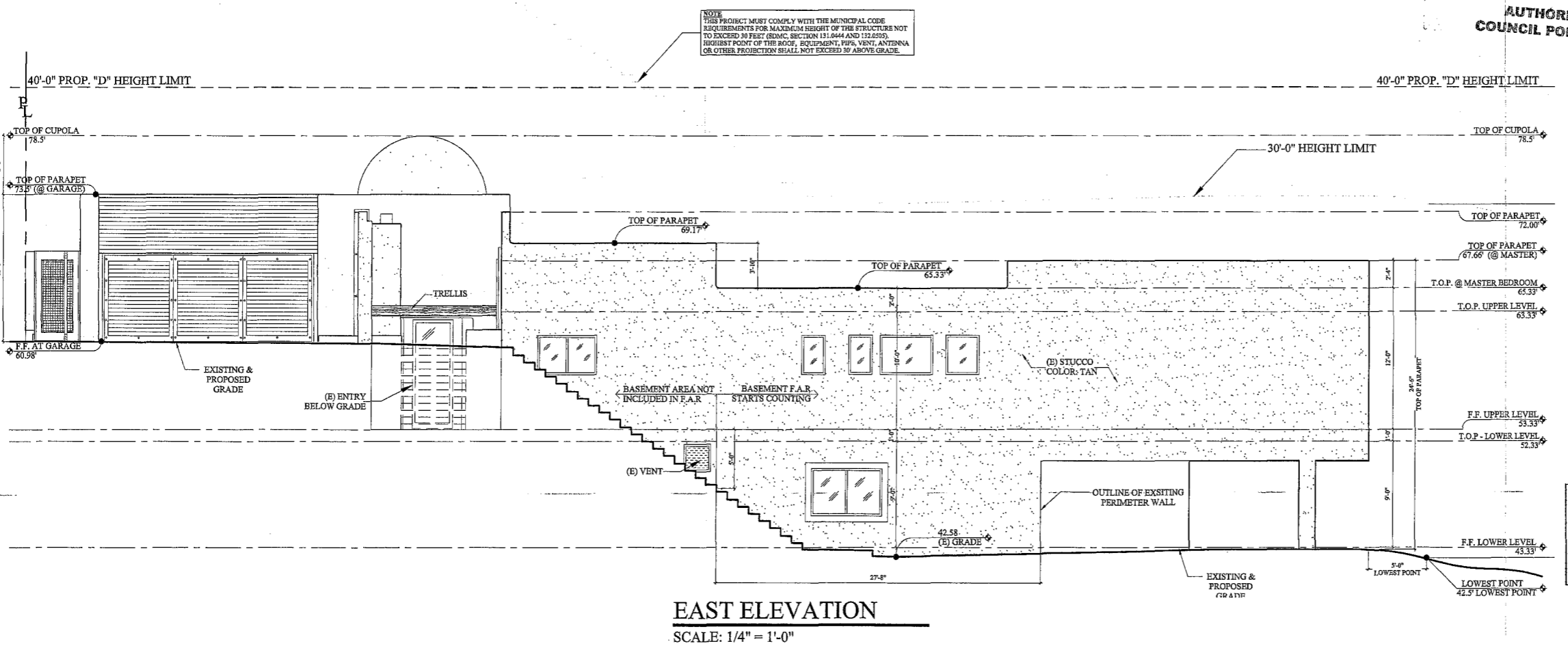
REVISIONS	08/29/07 SD City Coastal Submittal
	12/18/07 NCCD Hearing Submittal
	03/07/08 SD City Coastal Re-Submittal
PHASE	COASTAL DOCUMENTS
PROJECT NO.	2006-43
REVIEWED BY	CAM
DRAWN BY	LB
DATE	07-15-08

APPROVED EXHIBIT "A"	PROJECT NO. 138513
	APPROVAL NO. 489070 SDP
APPROVED BY: HEADING OFFICER, PERMITS COMMISSION	CITY COUNCIL ON 12/2/07
SIGNATURE	
SHEET TITLE	ELEVATIONS
	A-5.2
	SHEET 20 OF 22

ATTACHMENT 9



SUSTAINABLE BUILDINGS EXPEDITE PROGRAM
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X:\2006 Projects\2006-43 Kretowicz West\CAD Drawings\Architectural\WEST\A1\SheetA-5.2 Elevation.dwg, Jul 15, 2008, 12:15pm



**Marengo
Morton
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PHASE COASTAL DOCUMENTS

PROJECT NO. 2006-43

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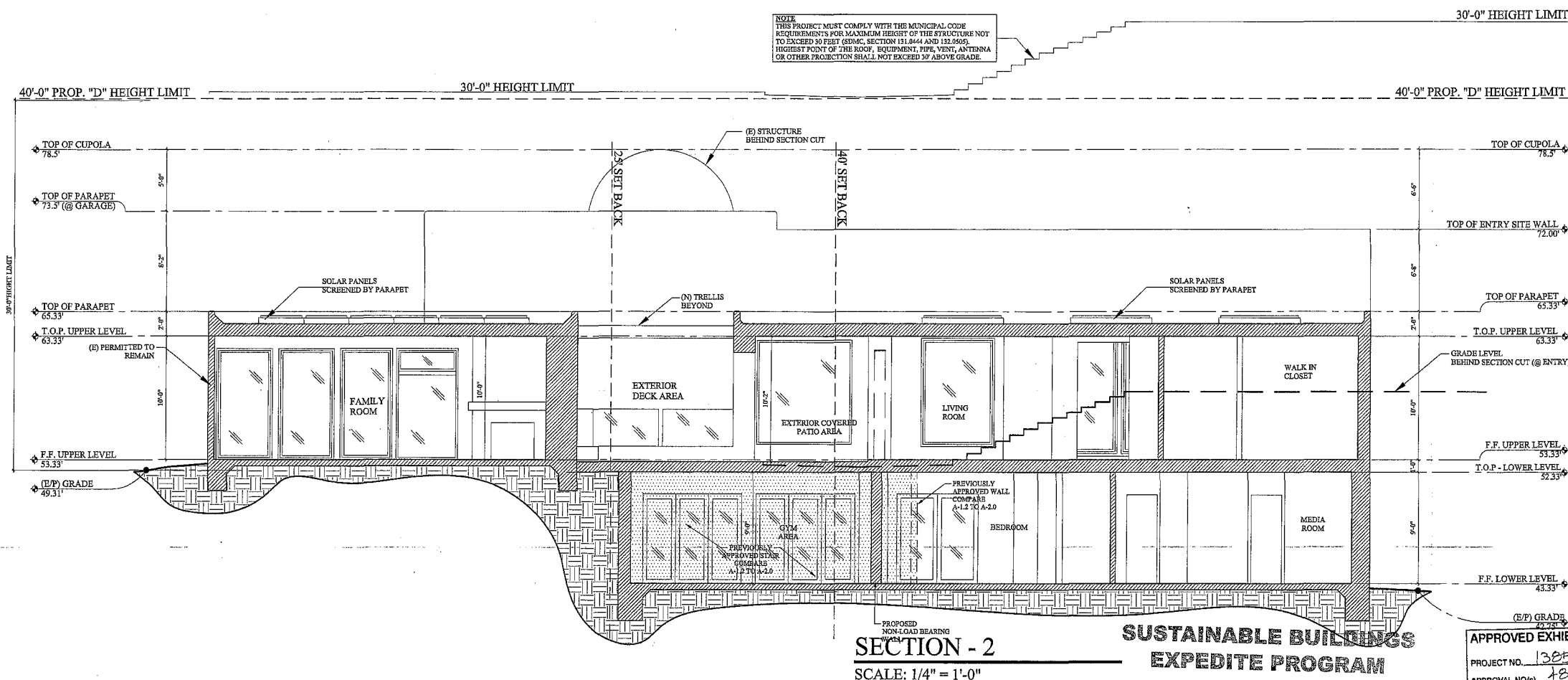
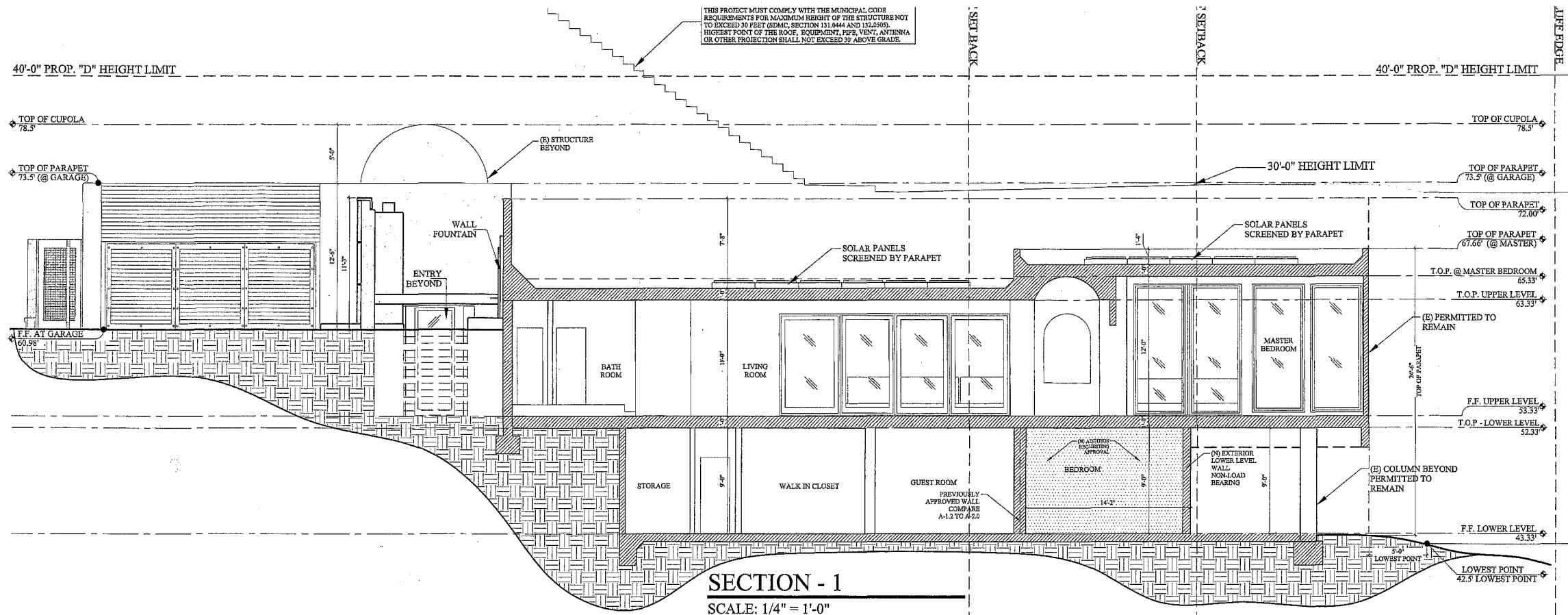
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SHEET TITLE SECTIONS

A-6.0

SHEET 21 OF 22



**SUSTAINABLE BUILDINGS
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AUTHORIZED BY
COUNCIL POLICY 900-14

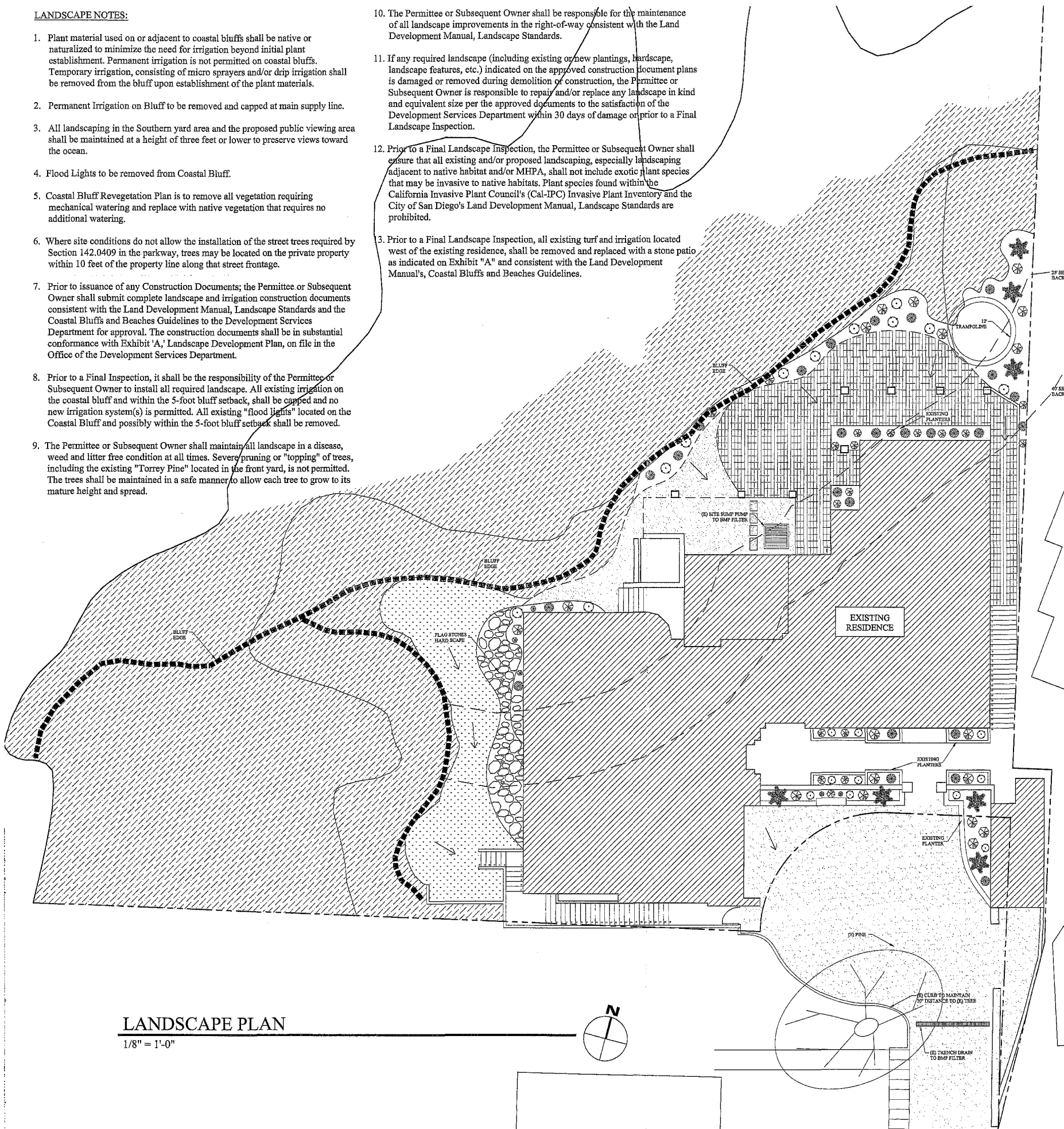
APPROVED EXHIBIT "A"
PROJECT NO. 130513
APPROVAL NO(S) 182270 SDP
APPROVED BY HEARING OFFICER, PLANNING COMMISSION/CITY COUNCIL ON 12/17/08
SIGNATURE

Y:\0000\Projects\2006-43_Kretowicz\WMA\CAD\Drawings\Architectural\CASTAL\SheetA-6.0_Section.dwg Jul 15, 2008 - 11:58am

LANDSCAPE NOTES:

- Plant material used on or adjacent to coastal bluffs shall be native or naturalized to minimize the need for irrigation beyond initial plant establishment. Permanent irrigation is not permitted on coastal bluffs. Temporary irrigation, consisting of micro sprayers and/or drip irrigation shall be removed from the bluff upon establishment of the plant materials.
- Permanent Irrigation on Bluff to be removed and capped at main supply line.
- All landscaping in the Southern yard area and the proposed public viewing area shall be maintained at a height of three feet or lower to preserve views toward the ocean.
- Flood Lights to be removed from Coastal Bluff.
- Coastal Bluff Revegetation Plan is to remove all vegetation requiring mechanical watering and replace with native vegetation that requires no additional watering.
- Where site conditions do not allow the installation of the street trees required by Section 142.0409 in the parkway, trees may be located on the private property within 10 feet of the property line along that street frontage.
- Prior to issuance of any Construction Documents; the Permittee or Subsequent Owner shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards and the Coastal Bluffs and Beaches Guidelines to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.
- Prior to a Final Inspection, it shall be the responsibility of the Permittee or Subsequent Owner to install all required landscape. All existing irrigation on the coastal bluff and within the 5-foot bluff setback, shall be capped and no new irrigation system(s) is permitted. All existing "flood lights" located on the Coastal Bluff and possibly within the 5-foot bluff setback shall be removed.
- The Permittee or Subsequent Owner shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees, including the existing "Torrey Pine" located in the front yard, is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

- The Permittee or Subsequent Owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards.
- If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Permittee or Subsequent Owner is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to a Final Landscape Inspection.
- Prior to a Final Landscape Inspection, the Permittee or Subsequent Owner shall ensure that all existing and/or proposed landscaping, especially landscaping adjacent to native habitat and/or MHPA, shall not include exotic plant species that may be invasive to native habitats. Plant species found within the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory and the City of San Diego's Land Development Manual, Landscape Standards are prohibited.
- Prior to a Final Landscape Inspection, all existing turf and irrigation located west of the existing residence, shall be removed and replaced with a stone patio as indicated on Exhibit "A" and consistent with the Land Development Manual's, Coastal Bluffs and Beaches Guidelines.



EXISTING LANDSCAPE PALATE LEGEND

BROAD LEAF TREES

- 6" DIA. PALM
KING PALM - *Archontophoenix*
8'-0" min. tall
mature height: 40'; mature spread: 10'
- DWARF MAGNOLIA - in pot
Magnolia Kosa Devos Hybrids - "Little Girl"
24 Inch Box - Broadheaded
mature height: 12'; mature spread 8'
- FICUS NITIDA - in pot
Silk Ming Aralia - "*Silk Ficus Column*"
12 Inch Box - Broadheaded
mature height: 7'; mature spread 10'

MEDIUM - LARGE SHRUBS

- BIRD OF PARADISE (Dwarf)
Strelitzia Reginae - 5 Gallon - upright
mature height: 4'; mature spread: 4'
- YELLOW HIBISCUS (Dwarf Variety)
Hibiscus Sadderiffa - 5 Gallon
-Broadheaded
mature spread: 8-12'; mature spread: 6'
- AGAPANTHUS AFRICANUS
LILLY OF THE NILE - 2 Gal. - upright
mature height: 3'; mature spread: 2'

FLOWERING GROUND COVER

- COOPER'S HARDY ICE PLANTS
Temporary Irrigation, consisting of microsprayers and or drip irrigation.

GRASSY GROUND COVER

- TURF GRASS
To be replaced w/ native or naturalized plant materials w/ Temporary Irrigation, consisting of microsprayers and or drip irrigation.
- HARDSCAPE

Coastal Bluff Revegetation Plan

DROUGHT TOLERANT PLANTS

- SEDUM SP (STONE CROP) - HEIGHT 24" MAX
- ACHILLEA (YARROW) - PERENNIAL FLOWER
- CERATIUM (SNOW IN SUMMER) - HEIGHT 6" MAX.

→ SURFACE DRAINAGE
* NOTE: All drainage from any unimproved areas shall be appropriately collected and discharged into existing drainage sump pump system in order to reduce, control, or mitigate erosion of coastal bluff.

**SUSTAINABLE BUILDINGS
EXPEDITE PROGRAM**

AUTHORIZED BY
COUNCIL POLICY 900-14

APPROVED EXHIBIT "A"
PROJECT NO. 136513 SDP
APPROVAL NO(s) 182270
APPROVED BY HEARINGS DESIGN PLANNING
COMMISSIONER CITY COUNCIL ON 12/2/08
SIGNATURE [Signature]

LANDSCAPE PLAN

1/8" = 1'-0"



**Marengo
Morton
Architects**

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Michael Morton AIA
Claude Anthony Marengo DESA



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KRETOWICZ RESIDENCE
7957 PRINCESS ST.
LA JOLLA, CA 92037

REVISIONS
08/29/07 SD City Coastal Submittal
12/18/07 NCCD Hearing Submittal
03/07/08 SD City Coastal Re-Submittal



PHASE COASTAL DOCUMENTS

PROJECT NO. 2006-43

REVIEWED BY CAM

DRAWN BY LB

DATE 07-15-08

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SHEET TITLE
LANDSCAPE
L-1.0
SHEET 22 OF 22

(R-2009-730)

MEET

342A

12/02/08

RESOLUTION NUMBER R-304527

DATE OF FINAL PASSAGE DECEMBER 2, 2008

A RESOLUTION DENYING THE APPEAL AND CERTIFYING
NEGATIVE DECLARATION NO. 138513 – KRETOWICZ
RESIDENCE.

WHEREAS, on September 12, 2007, DUK TRUST (Ure R. Kretowicz and Diane M. Kretowicz, Trustees), Owner/Permittee, submitted an application to the City of San Diego for a Site Development Permit [SDP] No. 482270 to amend SDP No. 108967 and a neighborhood use permit, for the Kretowicz Residence [Project]; and

WHEREAS, on October 9, 2008, the Planning Commission of the City of San Diego considered Site Development Permit No 482270/Neighborhood Use Permit No. 581890 and Negative Declaration No. 138513, and pursuant to Resolution No. 4463-PC-2, voted to approve Site Development Permit No. 482270 to amend SDP No. 108967, to deny Neighborhood Use Permit No. 581890 and to certify Negative Declaration No. 138513 for the Kretowicz Residence; and

WHEREAS, in accordance with Public Resources Code section 21151, George Krikorian appealed the Planning Commission decision to approve the Negative Declaration to the Council of the City of San Diego; and

WHEREAS, the matter was set for a public hearing to be conducted by the Council of the City of San Diego; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the

decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the issue was heard by the City Council on December 2, 2008; and

WHEREAS, the City Council considered the issues discussed in Negative Declaration No. 138513; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it is certified that Negative Declaration No. 138513, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in the report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of the land use actions for the Kretowicz Residence.

BE IT FURTHER RESOLVED, that the Council finds, based upon the Initial Study and any comments received, that there is no substantial evidence that the project will have a significant effect on the environment and therefore the Negative Declaration is approved.


BE IT FURTHER RESOLVED, that the decision of the Planning Commission is sustained, and the appeal of George Krikorian is denied.

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BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

APPROVED: JAN I. GOLDSMITH, City Attorney

By



Keith Bauerle
Deputy City Attorney

KB:pev
12/11/08
Or.Dept:Clerk
R-2009-730
MMS #7112
ENVIRONMENTAL-Appeal of Environmental Documents 11-01-04

ORIGINAL

RESOLUTION NUMBER R-304528

DATE OF FINAL PASSAGE DECEMBER 2, 2008

A RESOLUTION DENYING THE APPEAL AND GRANTING SITE DEVELOPMENT PERMIT NO. 482270 AND DENYING NEIGHBORHOOD USE PERMIT NO. 581890 – KRETOWICZ RESIDENCE.

WHEREAS, DUK TRUST (Ure R. Kretowicz and Diane M. Kretowicz, Trustees), Owner/Permittee, filed an application with the City of San Diego for a site development permit/neighborhood use permit to maintain the previously constructed improvements, modifications, and additions to an existing single-family residence, and to convert an existing accessory building into a guest quarters, add a new trellis and jacuzzi, for the project to be known as the Kretowicz Residence project, located at 7957 Princess Street, and legally described as Lots 10 and 11, Block 3 of the Amalfi Subdivision, according to Map 959; and all of Pueblo Lands of San Diego, according to Map thereof made by James Pascoe in 1870, Miscellaneous Map No. 36, in the La Jolla Community Plan area, in the RS-1-7 zone and the SF zone of the La Jolla Shores Planned District, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, the Beach Impact Area of the Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone; and

WHEREAS, on October 9, 2008, the Planning Commission of the City of San Diego considered Site Development Permit [SDP] No. 482270/Neighborhood Use Permit [NUP] No. 581890, and pursuant to Resolution No. 4463-PC-1 voted to grant Site Development Permit No. 482270 and to deny Neighborhood Use Permit No. 581890; and

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WHEREAS, George Krikorian appealed the Planning Commission decision to the Council of the City of San Diego; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on December 2, 2008, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 482270/Neighborhood Use Permit No. 581890:

A. SITE DEVELOPMENT PERMIT – SAN DIEGO MUNICIPAL CODE [SDMC] SECTION 126.0504

1. Findings for all Site Development Permits – SDMC section 1260504(a):

a. The proposed development will not adversely affect the applicable land use plan. The project site is located at 7957 Princess Street, the northern terminus of Princess Street, which is a public street and the cul-de-sac located at the terminus of the street is within the public right-of-way. The site contains three legal lots, two of the lots are at the nexus of a coastal bluff and coastal canyon, and are located in the RS-1-7 zone. The third lot is approximately 436 square feet in size and is located at the terminus of Princess Street, and is located in the SF zone of the La Jolla Shores Planned District. This lot contains an existing detached accessory building located at the terminus of Princess Street which was approved on January 28, 1969, pursuant to Building Permit No. E40921. A portion or 1/3 of this existing accessory building is located within the public right-of-way and the remaining 2/3 of this structure is within the small lot. The project site is within the La Jolla Community Plan Area [LJCP], Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, the Beach Impact Area of the Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone.

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The project includes improvements, modifications, and additions to the existing single-family residence, the project site, and the accessory structures that have been previously constructed, and a new trellis addition over the deck and a new jacuzzi. The existing detached accessory building, located at the terminus of Princess Street, is proposed to be used as a guest quarters, and would be classified as an accessory use to a single-family residence. The zoning designations are for a single-family residential and the LJCP designates the proposed project site for single-family use (5-9 dwelling units per acre [du/ac]). Therefore, the proposed development will not adversely affect the applicable land use plan.

b. The proposed development will not be detrimental to the public health, safety, and welfare. The project includes improvements, modifications, and additions to the existing single-family residence, the project site, and the accessory structures that have been previously constructed, and a new trellis addition over the deck and a new jacuzzi. An existing detached accessory building located at the terminus of Princess Street was approved on January 28, 1969, pursuant to Building Permit No. E40921. This existing detached accessory building is proposed to be converted from a non-habitable accessory use into a guest quarters (habitable accessory use). A portion or 1/3 of this existing accessory building is located within the public right-of-way and the remaining 2/3 of this structure is within the property lines. The building records for the detached accessory building indicate that the structure was a "Photo Lab," a non-habitable accessory use.

The Planning Commission did not recommend approval of the neighborhood use permit, because the approval of the permit would grant habitable living space/use within the public right-of-way, which creates a life and safety issue for those living and sleeping in the structure, a liability for the City, and does not benefit a public purpose. Therefore, the Planning Commission determined that approval of the site development permit with the denial of the neighborhood use permit would not be detrimental to the public health, safety, and welfare.

c. The proposed development will comply with the applicable regulations of the Land Development Code. The project site is located at 7957 Princess Street, the northern terminus of Princess Street, in the RS-1-7 zone and the SF zone of the La Jolla Shores Planned District. The site is within the LJCP, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, the Beach Impact Area of the Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone. The zoning designations are for a single-family residential and the LJCP designates the proposed project site for single-family use (5-9 du/ac).

The project includes improvements, modifications, and additions to the existing single-family residence, the project site, and the accessory structures that have been previously constructed, and a new trellis addition over the deck and new jacuzzi. The existing and proposed development is consistent with the development regulations on size, location, and setbacks, and the intent of the regulations for the sensitive coastal bluffs guidelines. The accessory structures do not interfere with the free and unobstructed use of the public right-of way for public travel.

The Coastal Development Permit will be processed and issued by the California Coastal Commission (as an amendment to the original coastal development permit issued by the Commission) once all of the City's actions have been completed. The California Coastal

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Commission is exclusively responsible for the Coastal Development Permit and/or amendments pursuant to Section 126.0717 of the Land Development Code [LDC]. Therefore, the proposed development will comply with the applicable regulations of the LDC.

2. Supplemental Findings – Environmentally Sensitive Lands – SDMC
section 126.0504(b):

a. **The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.** The project site is located at 7957 Princess Street and contains three legal lots; two of the lots are at the nexus of a coastal bluff and coastal canyon, and the third lot at the terminus of Princess Street. The project includes improvements, modifications, and additions to the existing single-family residence, the project site, and the accessory structures that have been previously constructed, and a new trellis addition over the deck and new jacuzzi. The proposed new jacuzzi and new trellis would be located on top of existing retaining walls and columns that support the existing deck structure. No additional load-bearing support structures would be needed to support the proposed jacuzzi and trellis structures, consistent with the development regulations for sensitive coastal bluffs. The proposed jacuzzi and trellis provides the required 5 feet setback from the established coastal bluff edge. The existing and proposed development is consistent with the development regulations on size, location, and setbacks, and the intent of the regulations for the sensitive coastal bluffs guidelines. The accessory structures do not interfere with the free and unobstructed use of the public right-of-way for public travel. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

b. **The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.** The project site is located at 7957 Princess Street and contains three legal lots; two of the lots are at the nexus of a coastal bluff and coastal canyon, and the third lot at the terminus of Princess Street. The site is located in a seismically active region of California, in the geologic hazard category 43, and in a high sensitivity area for archaeological resources, and within close proximity to a recorded significant archaeological site (Spindrift site). A Negative Declaration has been prepared for the project in accordance with the State of California Environmental Quality Act [CEQA] Guidelines.

The previously constructed improvements, modifications, and additions to the existing single-family residence were within the footprint of the existing structure. The proposed new jacuzzi and new trellis would be located on top of existing retaining walls and columns that support the existing deck structure. No additional load-bearing support structures would be needed to support the proposed jacuzzi and trellis structures, consistent with the development regulations for sensitive coastal bluffs. The proposed jacuzzi and trellis provides the required 5 feet setback from the established coastal bluff edge. The project site is not located within the flood zone and would not contain any use that would create a fire hazard. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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c. **The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.** The project site is located at 7957 Princess Street and contains three legal lots; two of the lots are at the nexus of a coastal bluff and coastal canyon, and the third lot at the terminus of Princess Street. The site is located in a seismically active region of California, in the geologic hazard category 43, and in a high sensitivity area for archaeological resources, and within close proximity to a recorded significant archaeological site (Spindrift site). A Negative Declaration has been prepared for the project in accordance with State CEQA Guidelines.

The previously constructed improvements, modifications, and additions to the existing single-family residence were within the footprint of the existing structure. The proposed new jacuzzi and new trellis would be located on top of existing retaining walls and columns that support the existing deck structure. No additional load-bearing support structures would be needed to support the proposed jacuzzi and trellis structures, consistent with the development regulations for sensitive coastal bluffs. The proposed jacuzzi and trellis provides the required 5 feet setback from the established coastal bluff edge. The project site is not located within the flood zone and would not contain any use that would create a fire hazard. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

d. **The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.** The project site is located at 7957 Princess Street, the northern terminus of Princess Street, and is not located within or adjacent to the Multi-Habitat Planning Area [MHPA] of the City of San Diego's Multiple Species Conservation Program [MSCP] Subarea Plan.

e. **The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.** The project site is located at 7957 Princess Street and contains three legal lots, two of the lots are at the nexus of a coastal bluff and coastal canyon, and the third lot at the terminus of Princess Street. The previously constructed improvements, modifications, and additions to the existing single-family residence were within the footprint of the existing structure. The existing and proposed development is consistent with the development regulations on size, location, and setbacks, and the intent of the regulations for the sensitive coastal bluffs guidelines. The accessory structures do not interfere with the free and unobstructed use of the public right-of way for public travel. A Negative Declaration has been prepared for the project in accordance with State CEQA Guidelines. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

f. **The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.** The previously constructed improvements, modifications, and additions to the existing single-family residence were within the footprint of the existing structure. The proposed new jacuzzi and new trellis would be located on top of existing retaining walls and columns that support the existing deck structure. No additional load-bearing support structures would be needed to support the proposed jacuzzi and trellis structures, consistent with the development regulations for sensitive coastal bluffs. The proposed jacuzzi and trellis provide the

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required 5 feet setback from the established coastal bluff edge. The existing and proposed development is consistent with the development regulations on size, location, and setbacks, and the intent of the regulations for the sensitive coastal bluffs guidelines. The accessory structures do not interfere with the free and unobstructed use of the public right-of-way for public travel. A Negative Declaration has been prepared for the project in accordance with State CEQA Guidelines.

3. Supplemental findings—Public Right-of-Way Encroachments – SDMC section 126.0504(o):

a. **The proposed encroachment is reasonably related to public travel, or benefits a public purpose, or all record owners have given the applicant written permission to maintain the encroachment on their property.** The project site is located at 7957 Princess Street, the northern terminus of Princess Street, which is a public street and the cul-de-sac located at the terminus of the street is within the public right-of-way. The site contains three legal lots; two of the lots are at the nexus of a coastal bluff and coastal canyon, and the third lot is approximately 436 square feet in size and is located at the terminus of Princess Street. This lot contains an existing detached accessory building located at the terminus of Princess Street which was approved on January 28, 1969, pursuant to Building Permit No. E40921. A portion or 1/3 of this existing accessory building is located within the public right-of-way and the remaining 2/3 of this structure is within the small lot. The previously constructed improvements and modifications (walls, fences, and gate) within the public right-of-way do not encroach further than the existing accessory building. Therefore, the proposed encroachment is reasonably related to public travel.

b. **The proposed encroachment does not interfere with the free and unobstructed use of the public right-of-way for public travel.** The northern side of the cul-de-sac, located at the terminus of Princess Street, is within the public right-of-way and does not contain public sidewalks. The previously constructed improvements and modifications (walls, fences, and gate) within the public right-of-way do not encroach further than the existing accessory building. Therefore, the accessory structures do not interfere with the free and unobstructed use of the public right-of-way for public travel.

c. **The proposed encroachment will not adversely affect the aesthetic character of the community.** The project site is located at 7957 Princess Street, the northern terminus of Princess Street, west of Spindrift Drive within the LJCP. The community plan designates the proposed project site for single-family use (5-9 du/ac). This range is characterized by single dwelling unit residential homes on 5,000 - 7,000 square foot lots. The surrounding residential development is a mixture of styles, color, and scale. The previously constructed improvements and modifications (walls, fences, and gate) within the public right-of-way do not encroach further than the existing accessory building and are designed to be integrated into the style and color of the existing single-family residence. Therefore, the proposed encroachment will not adversely affect the aesthetic character of the community.

d. **The proposed encroachment does not violate any other Municipal Code provisions or other local, state, or federal law.** The project site is located at 7957 Princess Street, the northern terminus of Princess Street, which is a public street and the cul-de-

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sac located at the terminus of the street is within the public right-of-way. The site contains three legal lots; two of the lots are at the nexus of a coastal bluff and coastal canyon, and the third lot is approximately 436 square feet in size and is located at the terminus of Princess Street. This lot contains an existing detached accessory building located at the terminus of Princess Street which was approved on January 28, 1969, pursuant to Building Permit No. E40921. A portion or 1/3 of this existing accessory building is located within the public right-of-way and the remaining 2/3 of this structure is within the small lot.

The property has several improvements, modifications, and additions by the current owner that were constructed without obtaining an amendment to the original Coastal Development Permits and/or without obtaining building and public improvement permits pursuant to Neighborhood Code Compliance Case No. NC40952. A Civil Penalty Administrative Enforcement Order was issued by an Administrative Hearing Officer on December 26, 2007. This order required the immediate cessation of all work at the property, payment of civil penalty and costs, and all violations to be added to the plans and included in this project. The previously constructed improvements and modifications (walls, fences, and gate) within the public right-of-way do not encroach further than the existing accessory building.

The Coastal Development Permit will be processed and issued by the California Coastal Commission (as an amendment to the original coastal development permit issued by the Commission) once all of the City's actions have been completed. The California Coastal Commission is exclusively responsible for the Coastal Development Permit and/or amendments pursuant to Section 126.0717 of the LDC.

e. **For coastal development in the coastal overlay zone, the encroachment is consistent with Section 132.0403 (Supplement Use Regulations of the Coastal Overlay Zone).** The project site is located at 7957 Princess Street, the northern terminus of Princess Street, west of Spindrifft Drive within the LJCP. The site is located in an identified scenic overlook in the LJCP Subarea D, which is described as a scenic view over private properties from a public right-of-way along Princess Street. Additionally, the community plan sites this lot within a major viewshed, an unobstructed panoramic view from a public vantage point from Spindrifft Drive. The previously constructed improvements, modifications, and additions to the single-family residence would not create any obstruction of these identified viewsheds as the residence is situated much lower than the level of the right-of-way from where the view is observed. The existing view from these identified public viewing locations toward the ocean would not result in any substantial changes.

The Coastal Development Permit will be processed and issued by the California Coastal Commission (as an amendment to the original coastal development permit issued by the Commission) once all of the City's actions have been completed. The California Coastal Commission is exclusively responsible for the Coastal Development Permit and/or amendments pursuant to Section 126.0717 of the LDC. Therefore, the encroachments are consistent with Section 132.0403 of the LDC.

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B. NEIGHBORHOOD USE PERMIT – SDMC SECTION 126.0205

1. Findings for all Neighborhood Use Permits

a. **The proposed development will not adversely affect the applicable land use plan.** The project site is located at 7957 Princess Street, the northern terminus of Princess Street, which is a public street and the cul-de-sac located at the terminus of the street is within the public right-of-way. The site contains three legal lots; two of the lots are at the nexus of a coastal bluff and coastal canyon, and are located in the RS-1-7 zone. The third lot is approximately 436 square feet in size and is located at the terminus of Princess Street, and is located in the SF zone of the La Jolla Shores Planned District. This lot contains an existing detached accessory building located at the terminus of Princess Street which was approved on January 28, 1969, pursuant to Building Permit No. E40921. A portion or 1/3 of this existing accessory building is located within the public right-of-way and the remaining 2/3 of this structure is within the small lot. The project site is within the LJCP, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, the Beach Impact Area of the Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone.

The project includes improvements, modifications, and additions to the existing single-family residence, the project site, and the accessory structures that have been previously constructed, and a new trellis addition over the deck and a new jacuzzi. The existing detached accessory building, located at the terminus of Princess Street, is proposed to be used as a guest quarters, and would be classified as an accessory use to a single-family residence. The zoning designations are for a single-family residential and the LJCP designates the proposed project site for single-family use (5-9 du/ac). Therefore, the proposed development will not adversely affect the applicable land use plan.

b. **The proposed development will not be detrimental to the public health, safety, and welfare.** This Finding can not be made. The project includes improvements, modifications, and additions to the existing single-family residence, the project site, and the accessory structures that have been previously constructed, and a new trellis addition over the deck and a new jacuzzi. An existing detached accessory building located at the terminus of Princess Street was approved on January 28, 1969, pursuant to Building Permit No. E40921. This existing detached accessory building is proposed to be converted from a non-habitable accessory use into a guest quarters (habitable accessory use). A portion or 1/3 of this existing accessory building is located within the public right-of-way and the remaining 2/3 of this structure is within the property lines. The building records for the detached accessory building indicate that the structure was a "Photo Lab," a non-habitable accessory use.

The Planning Commission did not recommend approval of Neighborhood Use Permit, because the approval of the permit would grant habitable living space/use within the public right-of-way, which creates a life and safety issue for those living and sleeping in the structure, a liability for the City, and does not benefit a public purpose. Therefore, the Planning Commission determined that approval of the Neighborhood Use Permit would be detrimental to the public health, safety, and welfare; and determined that this Finding can not be made.

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c. **The proposed development will comply with the applicable regulations of the Land Development Code.** The project site is located at 7957 Princess Street, the northern terminus of Princess Street, in the RS-1-7 zone and the SF zone of the La Jolla Shores Planned District. The site is within the LJCP, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, the Beach Impact Area of the Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone. The zoning designations are for a single-family residential and the LJCP designates the proposed project site for single-family use (5-9 du/ac).

The project includes improvements, modifications, and additions to the existing single-family residence, the project site, and the accessory structures that have been previously constructed, and a new trellis addition over the deck and new jacuzzi. The existing and proposed development is consistent with the development regulations on size, location, and setbacks, and the intent of the regulations for the sensitive coastal bluffs guidelines. The accessory structures do not interfere with the free and unobstructed use of the public right-of way for public travel.

The Coastal Development Permit will be processed and issued by the California Coastal Commission (as an amendment to the original coastal development permit issued by the Commission) once all of the City's actions have been completed. The California Coastal Commission is exclusively responsible for the Coastal Development Permit and/or amendments pursuant to Section 126.0717 of the LDC. Therefore, the proposed development will comply with the applicable regulations of the LDC.

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

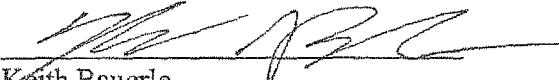
BE IT FURTHER RESOLVED, that the appeal of George Krikorian is denied; the decision of the Planning Commission is sustained; and Site Development Permit No. 482270 is granted to DUK TRUST (Ure R. Kretowicz and Diane M. Kretowicz, Trustees), Owner/ Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

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BE IT FURTHER RESOLVED, that Neighborhood Use Permit No. 581890 is denied.

APPROVED: JAN I. GOLDSMITH, City Attorney

By


Keith Bauerle
Deputy City Attorney

KB:pev

12/12/08

Or.Dept:Clerks

R-2009-731

MMS #7112

L:\Bauerle, Keith\Resolutions\2009\R-2009-732 Kretowicz Permit Reso.doc

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Passed by the Council of The City of San Diego on December 2, 2008 by the following vote:

YEAS: PETERS, FAULCONER, ATKINS, YOUNG, MAIENSCHN, MADAFFER, HUESO.
NAYS: FRYE.
NOT PRESENT: NONE.
VACANT: NONE.
RECUSED: NONE.

AUTHENTICATED BY:

JERRY SANDERS

Mayor of The City of San Diego, California

ELIZABETH S. MALAND

City Clerk of The City of San Diego, California

(Seal)

By: Mary Zumaya, Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of RESOLUTION NO. R-304528 approved by the Council of the City of San Diego, California on December 2, 2008.

ELIZABETH S. MALAND

City Clerk of The City of San Diego, California

(SEAL)

By: *Mary Zumaya*, Deputy

ORIGINAL

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

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON JAN 30, 2009
DOCUMENT NUMBER 2009-0045834
DAVID L. BUTLER, COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 9:41 AM

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER 42-8447

SITE DEVELOPMENT PERMIT NO. 482270
KRETOWICZ RESIDENCE – PROJECT NO. 138513
AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 108967
CITY COUNCIL

This Site Development Permit No. 482270, amendment to Site Development Permit No. 108967 is granted by the City Council of the City of San Diego to DUK TRUST (Ure. R. Kretowicz and Diane M. Kretowicz, Trustees), Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504. The 0.52-acre site is located at 7957 Princess Street in the RS-1-7 zone and the SF zone of the La Jolla Shores Planned District, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, the Beach Impact Area of the Parking Overlay Zone, Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone, of the La Jolla Community Plan area. The project site is legally described as all of Lots 10 and 11, Block 3 of the Amalfi Subdivision, according to Map 959; and all that portion of Pueblo Lot 1285 of Pueblo Lands of San Diego, according to Map thereof made by James Pascoe in 1870, Miscellaneous Map No. 36.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to maintain the previously constructed improvements, modifications, and additions to an existing single-family residence, and add a new trellis and jacuzzi, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 2, 2008, on file in the Development Services Department.

The project shall include:

- a. The improvements, modifications, and additions to the existing single-family residence, the project site, and the accessory structures that have been previously constructed (the upper level includes all new interior walls and portions of new exterior walls, new fireplace, reconstructed deck, new cantilevered balcony, new deck cover, modifications to the garage and front entry walls; the lower level addition of approximately

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760 square feet and the complete remodeling of the existing area; the existing detached accessory building addition of an approximately 52 square feet for a bathroom and the remaining existing exterior walls (portions are within the public right-of-way) and windows modifications; modifications to the existing retaining walls at the front property; and the walls, fences, and trash enclosure gate within the public right-of-way). A proposed new trellis over the existing deck and a new jacuzzi/structure, which includes new retaining walls and a raised platform;

- b. The existing detached accessory building located at the front of the property and partially within the public right-of-way shall not be used for living or sleeping purposes;
- c. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the proposed project's projected energy consumption, as established by Council Policy 900-14;
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking;
- f. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site;
- g. Correction of permit number for Site Development Permit No. 108967, which was recorded as Site Development Permit No. 8967 (correction of permit number only).

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of the permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
2. Prior to the issuance of any construction permits, the Owner/Permittee shall show evidence of a Coastal Development Permit (as an amendment to the original coastal development permit issued by the Commission) by the California Coastal Commission that includes the improvements, modifications, and additions to the existing single-family residence, the project site, and the accessory structures that have been previously constructed, and the new trellis over the existing deck and the new jacuzzi/structure.

ORIGINAL

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. 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.

5. This Permit is a covenant running with the subject property and shall be binding upon the Owner/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.

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

9. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made 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 have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

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

ORIGINAL

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 applicant 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

SUSTAINABLE BUILDINGS REQUIREMENTS:

12. Prior to the issuance of any building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the proposed project's projected energy consumption, as established by Council Policy 900-14.

NEIGHBORHOOD CODE COMPLIANCE REQUIREMENTS:

13. The Owner/Permittee shall submit an application and plans for all necessary construction permits within ninety calendar days from the date of the Coastal Development Permit issued by the California Coastal Commission and shall provide the Neighborhood Code Compliance Department the application number within two calendar days from the date of the submittal.

14. The Owner/Permittee shall start construction within thirty calendar days from the start date of the construction and shall notify the Neighborhood Code Compliance Department within two calendar days prior to the starting date of the construction.

15. The Owner/Permittee shall obtain all final inspections and approvals within 120 calendar days from the date of the construction permits and shall provide evidence to the Neighborhood Code Compliance Department within two calendar days on the finalization of all construction permits.

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ENGINEERING REQUIREMENTS:

16. The drainage system proposed for this development is private and subject to approval by the City Engineer.
17. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement [EMRA] for the existing private structures that lie within the Princess Street right-of-way, which structures include walls, portion of an accessory building, and portions of a trash enclosure.
18. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan [WPCP]. The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
19. Prior to the building occupancy, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices [BMP] maintenance.

GEOLOGY REQUIREMENTS:

20. Prior to the issuance of any building permits, an updated geotechnical report shall be submitted and approved by Building Development Review that demonstrates that the project does not require additional footings and/or foundation to support the development authorized by this permit.

LANDSCAPE REQUIREMENTS:

21. Prior to issuance of any construction documents, the Permittee or Subsequent Owner shall submit complete landscape and irrigation construction documents with the Land Development Manual, Landscape Standards and the Coastal Bluffs and Beaches Guidelines to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan.
22. Prior to issuance to a Final Inspection, it shall be the responsibility of the Permittee or Subsequent Owner to install all required landscape. All existing irrigation on the coastal bluff and within the 5-foot bluff setback, shall be capped and no new irrigation system(s) is permitted. All existing "flood lights" located on the Coastal Bluff and possibly within the 5-foot bluff setback shall be removed.
23. The Permittee or Subsequent Owner shall maintain all landscape in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees, including the existing "Torrey Pine" located in the front yard, is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
24. The Permittee or Subsequent Owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards.

ORIGINAL

25. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition, or construction, the Permittee or Subsequent Owner is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the City Manager within thirty days of damage or prior to a Final Landscape Inspection.

26. Prior to a Final Landscape Inspection, all existing turf and irrigation located west of the existing residence, shall be removed and replaced with a stone patio as indicated on Exhibit "A" and consistent with the Land Development Manual's Coastal Bluffs and Beaches Guidelines.

27. Prior to issuance of construction permits for grading, the Permittee or Subsequent Owner shall ensure that all proposed landscaping, especially landscaping adjacent to native habitat and/or sensitive coastal bluffs, shall not include exotic plant species that may be invasive to native habitats. Plant species found within the California Invasive Plant Council's [Cal-IPC] Invasive Plant Inventory and the prohibited plant species list found in "Table 1" of the Landscape Standards shall not be permitted.

PLANNING/DESIGN REQUIREMENTS:

28. The subject property shall comply with all conditions and requirements in Site Development Permit No. 108967 and this amended Site Development Permit No. 482270.

29. Prior to the commencement of any work or activity authorized by this Permit, the Owner/Permittee shall record a Deed Restriction in a form and content acceptable to the Director of the Development Services Department to waive all rights to future shoreline protective devices associated with the property.

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

31. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

32. The detached accessory building located at the front of the property and partially within the public right-of-way shall not be used for living or sleeping purposes.

33. Prior to the issuance of any construction permits, the Permittee or Subsequent Owner shall execute and record in favor of the City a hold harmless and/or indemnification agreement for the approved development.

ORIGINAL

34. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

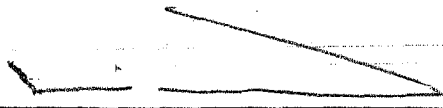
INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego on December 2, 2008, by Resolution No. R-304528.

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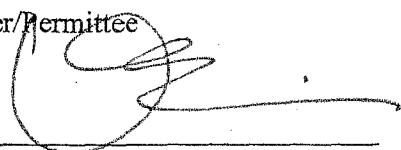
AUTHENTICATED BY THE CITY MANAGER

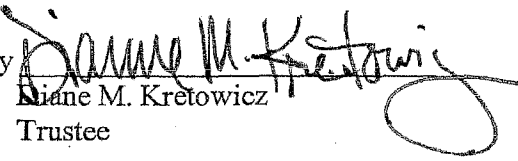
By 
Mike Westlake, Program Manager

The undersigned Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Permittee hereunder.

DUK TRUST

Owner/Permittee

By 
Ure R. Kretowicz
Trustee

By 
Diane M. Kretowicz
Trustee

NOTE: Notary acknowledgments must be attached per Civil Code section 1180 et seq.

PERMIT/OTHER - Permit Shell 11-01-04

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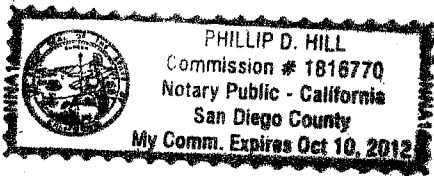
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On JANUARY 28, 2009 before me, Phillip D. Hill, Notary Public
Date PHH Here Insert Name and Title of the Officer

personally appeared MIKE WESTLAKE
Name(s) of Signer(s)



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

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

WITNESS my hand and official seal.

Signature Phillip D. Hill
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: SDP 482270 KRETOWICZ RESIDENCE

Document Date: DECEMBER 2, 2008 Number of Pages: 8

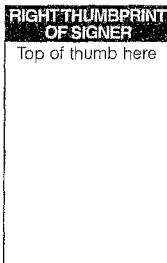
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

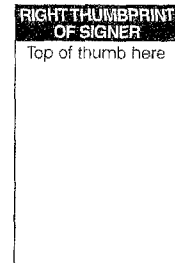
Signer Is Representing: _____



Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

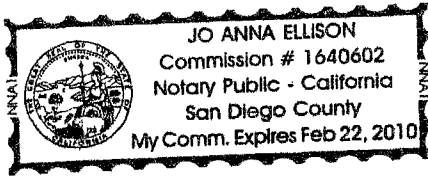
State of California

County of SAN DIEGO

On JAN. 14, 2009 before me, JO ANNA ELLISON, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared URE R. KRETOWICZ AND
Name(s) of Signer(s)
DIANNE M. KRETOWICZ

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



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

WITNESS my hand and official seal.

Signature Jo Anna Ellison
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Site Development Permit #182270

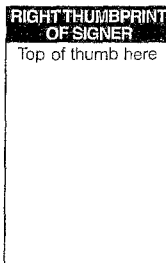
Document Date: JANUARY 12, 2009 Number of Pages: 9

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: URE R. KRETOWICZ

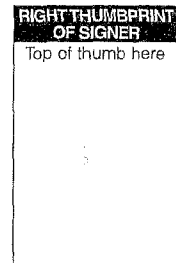
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: DIANNE M. KRETOWICZ

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

ORIGINAL



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 – 01 March 2012

Attention: Jeff Peterson, PM
City of San Diego

Project: Kretowicz Residence EOT
7957 Princess Street
PN: 259646

Motion: Findings can NOT be made for an Extension of Time (EOT) for Site Development Permit. Vote: 11-1-4

A handwritten signature in black ink, appearing to read "Tony Crisafi".

01 March 2012

Submitted by: Tony Crisafi, President
La Jolla CPA

Date

 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: Kretowicz Residence Project No. For City Use Only: 259646
 Project Address: 7957 Princess Street, 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): Urs Kretowicz, TRUSTEE OF THE DUK TRUST
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 7957 Princess ST
 City/State/Zip: La Jolla, CA 92037
 Phone No: 858 922 8666 Fax No: _____
 Signature: [Signature] Date: 12-01-2011

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: _____

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DEVELOPMENT SERVICES DEPARTMENT
PROJECT CHRONOLOGY
KRETOWICZ RESIDENCE EOT- PROJECT NO. 259646

Date	Action	Description	City Review Time (Working Days)	Applicant Response
12/1/2011	First Submittal	Project Deemed Complete	-	-
1/5/2012	First Assessment Letter		19 days	
3/1/2012	Community Group	Community Group voted on the project.		38 days
4/3/2012	Second Submittal			22 days
4/4/2012	Second Review Completed	All issues resolved	1 day	
5/31/2012	Public Hearing	First available date	40 days	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	60 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		60 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Hearing	120 working days (182 calendar days)	