



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** June 6, 2013 **REPORT NO. PC-13-071**

**ATTENTION:** Planning Commission, Agenda of June 13, 2013

**SUBJECT:** APPEAL OF THE VISIN DUPLEX; PROJECT NO. 280069  
PROCESS 2

**OWNER/  
APPLICANT:** Jack Visin and Karen L. Visin/  
Sasha Horton, Golba Architecture Inc.

### SUMMARY

**Issue:** Should the Planning Commission approve or deny an appeal of the Development Services Department's decision to approve the demolition of two existing single family dwelling units and construction of a new residential duplex on a 0.04 acre site located at 337 and 341 Playa del Sur Street in the La Jolla Community Planning Area?

### Staff Recommendation:

1. **DENY** the appeals; and
2. **GRANT** Coastal Development Permit No. 983703.

**Community Planning Group Recommendation:** The La Jolla Community Planning Association (LJCPA) has not provided a formal recommendation. The La Jolla Development Permit Review Committee (DPR) of the LJCPA was presented the project on March 12, 2013, March 19, 2013, and April 16, 2013. At the last meeting the project was continued again by the DPR to May 14, 2013.

**Environmental Review:** This project is exempt from environmental review pursuant to Article 19, Section 15303 (New Construction or Conversion of Small Structures), of the California Environmental Quality Act (CEQA). The project proposes the demolition of two existing single family dwelling units and subsequent construction of a replacement two-unit residential duplex. The environmental exemption determination for this project was made on March 25, 2013, and the opportunity to appeal that determination ended April 16, 2013 (Attachment 16). This project is not pending an appeal of the environmental determination.



**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:** None with this action.

**Housing Impact Statement:** The 0.04 acre project site is located at 337 and 341 Playa del Sur Street in the RM-3-7 Zone within the La Jolla Community Plan, which designates the site for Medium High Residential use at a density rate of 30-45 dwelling unit per acre (du/ac). The project site could accommodate two dwelling units based on the underlying zone and two dwelling units based on the community plan.

The project proposes the demolition of two existing single family dwelling units and construction of a new residential duplex. This project is subject to the requirements of the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the San Diego Municipal Code) and the payment of Affordable Housing fees are due at the time of building permit issuance.

## **BACKGROUND**

The proposed project site is located at 337 and 341 Playa del Sur Street (Attachment 1), west of La Jolla Boulevard (Attachment 2). The site is located in the RM-3-7 Zone (Attachment 3) within the La Jolla Community Plan (Attachment 4), Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal Impact and Beach areas), Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. The zoning designation is a multi family residential zone and the community plan designates the site for Medium High Residential use at a density of 30-45 du/ac. The project site, occupying 0.04 acres, could accommodate two dwelling units based on the underlying zone and two dwelling units based on the community plan.

The project site has been previously graded and developed with two, one story single family dwelling units identified as 337 and 341 Playa del Sur Street. The 337 Playa del Sur Street building was built between 1926 and 1927, and the 341 Playa del Sur Street building was built in 1928. The applicant submitted a Single Discipline Preliminary Review to determine whether or not the subject property would be considered historically significant. This submittal included a Historic Resource Technical Report that was prepared by Scott Moomjian, dated December 2010, and was reviewed by staff.

Over the years, the buildings were both owner and tenant occupied, and modified and altered with changes to their exterior appearances. The changes include, but are not limited to, the construction of additions, interior modifications, window and door replacements, and the possible addition of a cobble veneer over the chimney for the 341 Playa del Sur Street building. In addition, the historical research indicated that the buildings were not associated with any important events or individuals at the local, state or national levels; do not embody the distinctive characteristics of a style, type, period, or method of construction; and do not represent the notable work of a master builder or architect. City staff concurred with the report's conclusion that the buildings are not eligible for designation under any Historical Resources Board (HRB) Criteria due to alterations and a resulting lack of integrity; and therefore the property was not referred to the HRB for consideration.

### Project Description:

The project proposes the demolition of two existing single family dwelling units and construction of a new 2,563 square foot residential duplex, consisting of a two bedroom unit and a three bedroom unit, and 367 square feet of roof decks. The site will contain four on-site parking spaces consisting of a 236 square foot, one car garage, and 430 square feet of covered parking containing three parking spaces, which are accessed from the alley. The structure will have a maximum building height of 29 feet 9 inches; therefore, the building and any projections will not exceed the maximum 30 foot height limit allowed by the Coastal Height Limitation Overlay Zone. Playa del Sur Street at this location is not located in an identified Public Vantage Point and does not contain any physical access or visual access (major viewshed, view corridor or scenic overlooks) as identified within the La Jolla Community Plan. The project proposes no deviations or variances from the applicable regulations or development standards in effect for this site.

Development of the proposed project requires the approval of a Process 2 Coastal Development Permit (CDP) for development within the Non-Appealable Area 2 of the Coastal Overlay Zone. As a component of the proposed project, the buildings will utilize renewable energy technology, self-generating at least 50 percent of the projected total energy consumption on site through photovoltaic technology (solar panels). Because the project utilizes renewable technologies and qualifies as a Sustainable Building, the land use approvals have been processed through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

### Community Group Recommendation:

On March 12, 2013, the applicant presented the project to the La Jolla Development Permit Review Committee (DPR) of the La Jolla Community Planning Association through their preliminary review process. On March 19, 2013, the project was re-presented to the DPR with the requested additional information and documentation through their final review process (Attachment 7- DPR's March 2013 Minutes). In both meetings, the discussion revolved around the design of the building, how the building relates to the neighbors, views and privacy issues into/out of neighbor's property, compliance with the San Diego Municipal Code and the community plan, and the City's historical review and determination of the existing buildings. The project was continued to the DPR meeting on April 16, 2013, and the applicant was requested to provide more documentation from the HRB staff and evidence that supports the Report's conclusion that the structures have lost their historical integrity.

On April 16, 2013, the project was re-presented to the DPR with the requested additional information and documentation (Attachment 8- DPR's April 2013 Minutes). Based on the minutes, Professor Blackmond's (one of the appellants) letter was read aloud requesting a continuance to allow for the opportunity to provide an independent report (Historical Resource Technical Report). Professor Donna Blackmond owns one of the units within the condominium building located three lots to the east of the project site. DPR members asked that the report (Professor Blackmond's) be available before the next DPR meeting, and the authors and Scott Moomjian (owner's consultant) present their best reports. The project was continued to the DPR meeting on May 14, 2013.

On April 17, 2013, the applicant's architect contacted the City and requested that a decision be issued on their CDP application, which proposes no deviations or variances from the applicable regulations and development standards in effect for this site. They indicated that they were aware of the potential to be appealed to the Planning Commission, but would much prefer that expedited review of the project based on the development regulations versus the DPR's second guessing of the historical determination that was issued by the City on December 15, 2010.

Development Services Department (DSD) reviewed the request, the DPR's minutes and agendas, and consulted with the HRB staff. Based on the evidence, the DPR voiced no outstanding issues with the design of the new structure. The only outstanding issue identified by the DPR was in reference to the historicity of the existing structures. The City is the designated local jurisdiction responsible to determine whether a historical resource exists, and whether a potential historical resource is eligible for designation as a designated historical resource by the HRB, in accordance with Chapter 12, Article 3, Division 2 of the Land Development Code (LDC). In addition, the community group is an advisory group to the City and there are no provisions within the LDC or City Council Policy 600-24 (Policy on Community Planning Groups) that prohibits a decision on an application without receiving a recommendation from the community group. Therefore, on April 18, 2013, DSD approved the CDP and a Notice of Decision was issued (Attachment 9).

## DISCUSSION

### Appeal:

On May 6, 2013, the Development Services Department received three appeal applications. The La Jolla Community Planning Association (Attachment 10) and the La Jolla Historical Society (Attachment 11) filed an appeal of the Development Services Department's decision on the grounds of Factual Error, Findings Not Supported, and New Information. Donna G. Blackmond filed an appeal of the Development Services Department's decision on the grounds of Factual Error, Conflict with other matters, Findings Not Supported, and New Information (Attachment 12). The appeal issues and staff's response to those issues are proved below.

1. *La Jolla Community Planning Association*- The appeal is based on the Association's belief that the decision on this application was made prematurely and respectfully requests that its rights to complete the project review be upheld.

*Staff's Response*- As stated above, DSD reviewed the applicant's request, the DPR's minutes and agendas, and consulted with the HRB staff. Based on the evidence, the DPR had no outstanding issues with the design of the new structure. The only outstanding issue identified by the DPR was in reference to the historicity of the existing structures and that issue was previously addressed within the Historical Resource Technical Report dated December 2010. Therefore, on April 18, 2013, DSD approved the CDP and a Notice of Decision was issued.

2. *La Jolla Historical Society*- The appeal refers to the material and information submitted in the Donna G. Blackmond appeal application. Therefore, staff's response to this appeal has been combined within the Donna G. Blackmond appeal below.

3. Donna G. Blackmond- The appeal is based on the appellant's belief that the historicity of the two Playa del Sur cottages should be independently considered, that there are factual errors in the preliminary historic analysis, and that there has been a lack of due process. The appellant included letters by Legacy 106, Inc. and Union Architecture.

Staff's Response- The letters prepared by Legacy 106, Inc. and Union Architecture form the basis for the historicity portion of the appeal, and include information previously known and considered, as well as incorrect information and analysis.

The Legacy 106, Inc. letter incorrectly states that "the City of San Diego's Historical Landmarking Policy focuses on what can be seen from the sidewalk, or public view, and that view must present 'good' integrity." The City does not have a Landmarking Policy beyond the requirements of the Municipal Code and the designation criteria specified in the Land Development Manual and elaborated upon in the adopted Criteria Guidelines. Nowhere in City regulation or policy does it state that integrity is only evaluated based on what can be seen from the public view. All modifications to a potential resource must be identified and evaluated for their impact on the building's integrity and ability to convey any potential historic significance. In the case of the subject property, the alterations to each building over time were fully evaluated and disclosed, and it was determined that the modifications impaired the integrity of each building to such an extent that they no longer conveyed potential significance under any Criteria.

Both the Legacy 106, Inc. and Union Architecture letters take issue with the analysis of building modifications and integrity presented in the Technical Report, and conclude that the modifications either did not occur or did not impact the buildings to the extent that they are no longer eligible for designation. The information presented in the Technical Report was supported by detailed physical inspection and evaluation of the buildings and their materials, and was documented through photographic evidence. The impact of these modifications were carefully and independently considered by staff, and staff does not concur with the conclusion of the Legacy 106, Inc and Union letters that the buildings are eligible for designation in spite of the modifications.

The letters contain incorrect information regarding the buildings' integrity at the time of evaluation. The letters contend that the front windows of the property at 341 Playa del Sur were replaced after the report was prepared in 2010, and that the consulting architect and staff failed to evaluate the integrity of the property prior to this "unpermitted" alteration. This is incorrect on several points. The photographs taken of the building in 2010 and included in the Technical Report clearly show single pane wood frame windows flanking the front chimney. This was the condition in which the property was evaluated and is the current condition of the property. The window analysis prepared by the consulting architect actually identified these windows as two of the five original windows remaining out of twelve total windows. These windows were therefore considered original in the Technical Report analysis and did not factor into the determination of insufficient integrity. However, the survey form from the 2002 Draft La Jolla Survey shows that these windows were originally 6-lite windows which were replaced with single-lite windows sometime between 2002 and 2010. Under the Municipal Code, this work did not require a building permit. This information further

illustrates the 341 Playa del Sur building's lack of integrity, with in fact only three out of twelve original windows remaining.

The Legacy 106, Inc. letter contends that the development of the La Jolla Beach Cottage Historic Context constitutes significant new information under which the subject property must be evaluated. The applicant also states that the property was identified as a potential contributing resource to a potential historic district in the 2002 Draft La Jolla Survey; however, this is not correct and the area around the subject property was not identified as a potential historic district in the Draft Survey. In regard to the Context for La Jolla Beach Cottage development, the Context was prepared in conjunction with a nomination for historic designation submitted in 2009 and was available to staff during review of the Technical Report for the subject property in 2010.

The Context discusses early development of La Jolla and the beach cottages that characterized this early development from the late 1880s through the 1930s. The Context notes that these early beach cottages were located primarily in the "downtown" area of La Jolla in the vicinity of Prospect Street, Girard Avenue, Fay Avenue, Ivanhoe Avenue, Wall Street, Pearl Street, Cave Street, Coast Boulevard, South Coast Boulevard, Draper Avenue, Eads Avenue, Kline Street, La Jolla Boulevard, Lookout Drive, Park Row, Princess Street, Spindrift Drive, Torrey Pines Road, and Virginia Way. The subject parcel is considerably south of these locations. Additionally, the integrity of the buildings remains a factor and impediment to designation in association with the La Jolla Beach Cottage Context. Because the period of significance for early La Jolla Beach Cottage development ends in the 1930s, any modifications made to the properties after this time (just 10-14 years after their construction) would be considered an adverse impact on the integrity. This includes modifications such as the extensive window replacements and non-historic shingle siding, and most likely the cobble veneer as well. Therefore, the La Jolla Beach Cottage Historic Context does not constitute new information not previously considered, and the appellants have not presented any information to support designation in association with this Context.

Furthermore, the appeal is based on the appellant's belief that there has been a lack of due process regarding the CEQA determination, the Notice of Right to Appeal (NORA), the Notice of Decision, and permitting an applicant to bypass the local (community) process sets a dangerous precedent, effectively nullifying the process as a whole.

The environmental review was conducted on the project pursuant to CEQA Guidelines Section 15060. The Environmental Analysis Section (EAS) of the DSD determined that the project was exempt pursuant to CEQA Article 19, Section 15303 (New Construction or Conversion of Small Structures). Once the environmental determination was made, a NORA was distributed March 21, 2013 and posted on March 25, 2013. The NORA was distributed to the City Council Member for District 1, the La Jolla Community Planning Association, and the interested persons that requested a copy of the NORA. In addition, the NORA was posted on the City's website and posted on the third floor within the DSD, which is accessible to the public and posted for period of 15 business days.

On April 17, 2013, the owners exercised their rights by contacting the City and requested that a decision be issued on their CDP application. As discussed with the 'Community

Group Recommendation' and 'Development Services Department Decision' sections above, there are no provisions within the LDC or City Council Policy 600-24 that prohibits a decision on an application without receiving a recommendation from the community group. The only outstanding issue identified by the DPR was in reference to the historicity of the existing structures and that issue was previously addressed within the Historical Resource Technical Report dated December 2010. On April 18, 2013, the DSD approved the CDP and a Notice of Decision was issued and was distributed to the interested persons that requested a copy of the notice. On May 6, 2013, the La Jolla Community Planning Association and Donna G. Blackmond exercised their rights and filed appeals of the Development Services Department's decision; therefore, the process has not been nullified by DSD's action.

**Applicant/Owner's Response to the Appeals:**

Scott Moomjian submitted a letter dated May 7, 2013, to serve as a formal response to the letters prepared by Legacy 106, Inc. and Union Architecture (Attachment 13). The letters prepared by Legacy 106, Inc. and Union Architecture form the basis for appeal, and it is the consultant's determination that they include information previously known and considered, as well as incorrect information and analysis.

**Conclusion:**

The appellants have not presented any information to support designation of the existing structures. The project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted La Jolla Community Plan, Local Coastal Program Land Use Plan, Land Development Code, and the General Plan. Therefore, staff recommends the Planning Commission deny the appeals and grant the Coastal Development Permit.

**ALTERNATIVE**

1. **Deny the appeals and Approve Coastal Development Permit No. 983703, with modifications.**
2. **Approve the appeals and Deny Coastal Development Permit No. 983703, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake  
Assistant Deputy Director  
Development Services Department

  
Jeffrey A. Peterson  
Development Project Manager  
Development Services Department

WESTLAKE/JAP

Attachments:

1. Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map
5. Project Data Sheet
6. Project Plans
7. DPR's March 2013 Minutes
8. DPR's April 2013 Minutes
9. Notice of Decision
10. La Jolla Community Planning Association's Appeal Application
11. La Jolla Historical Society's Appeal Application
12. Donna G. Blackmond's Appeal Application
13. Scott A. Moonjiam's Response Letter Dated May 7, 2013
14. Draft CUP Resolution with Findings
15. Draft CUP Permit with Conditions
16. Environmental Exemption
17. Ownership Disclosure Statement
18. Project Chronology

Internal Order No. 24002649





## Location Map

Visin Duplex - Project No. 280069  
337 and 341 Playa del Sur Street







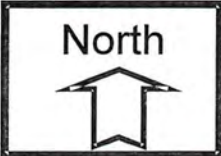


Project Site



# Aerial Photograph

Visin Duplex - Project No. 280069  
337 and 341 Playa del Sur Street





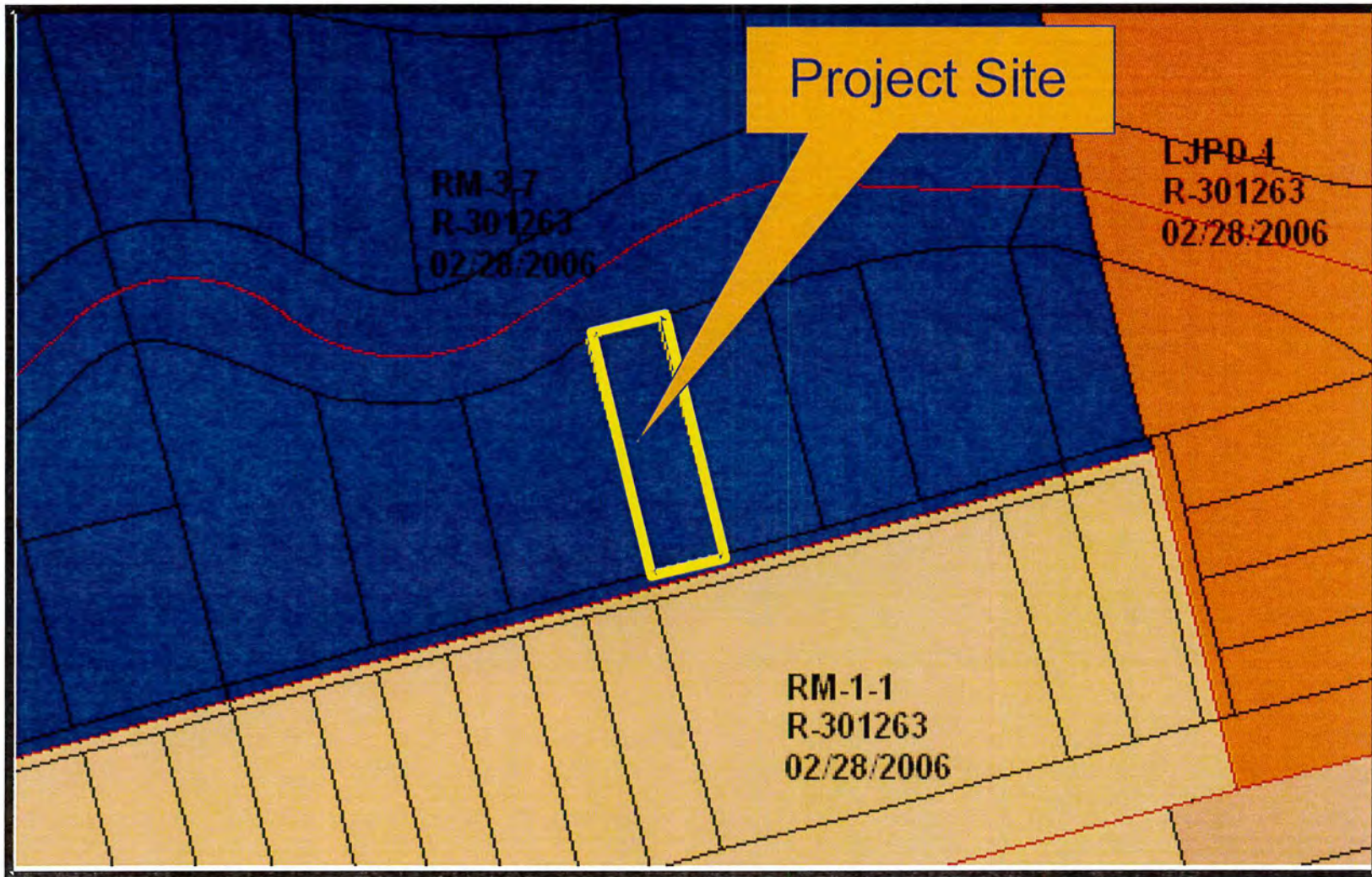


## Aerial Photograph (Enlarged View)

Visin Duplex - Project No. 280069  
337 and 341 Playa del Sur Street

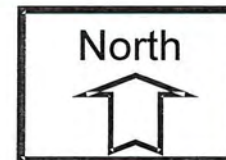


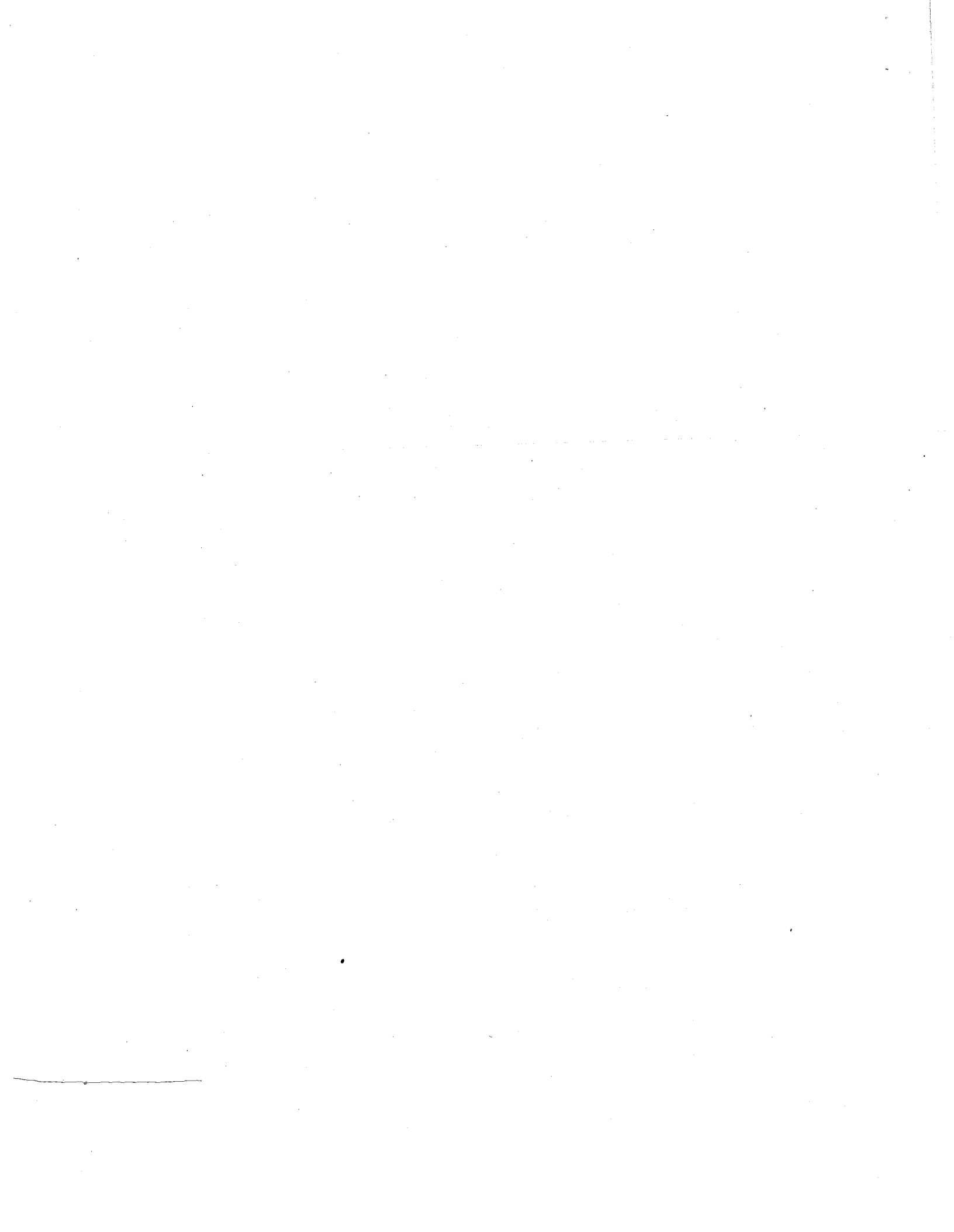




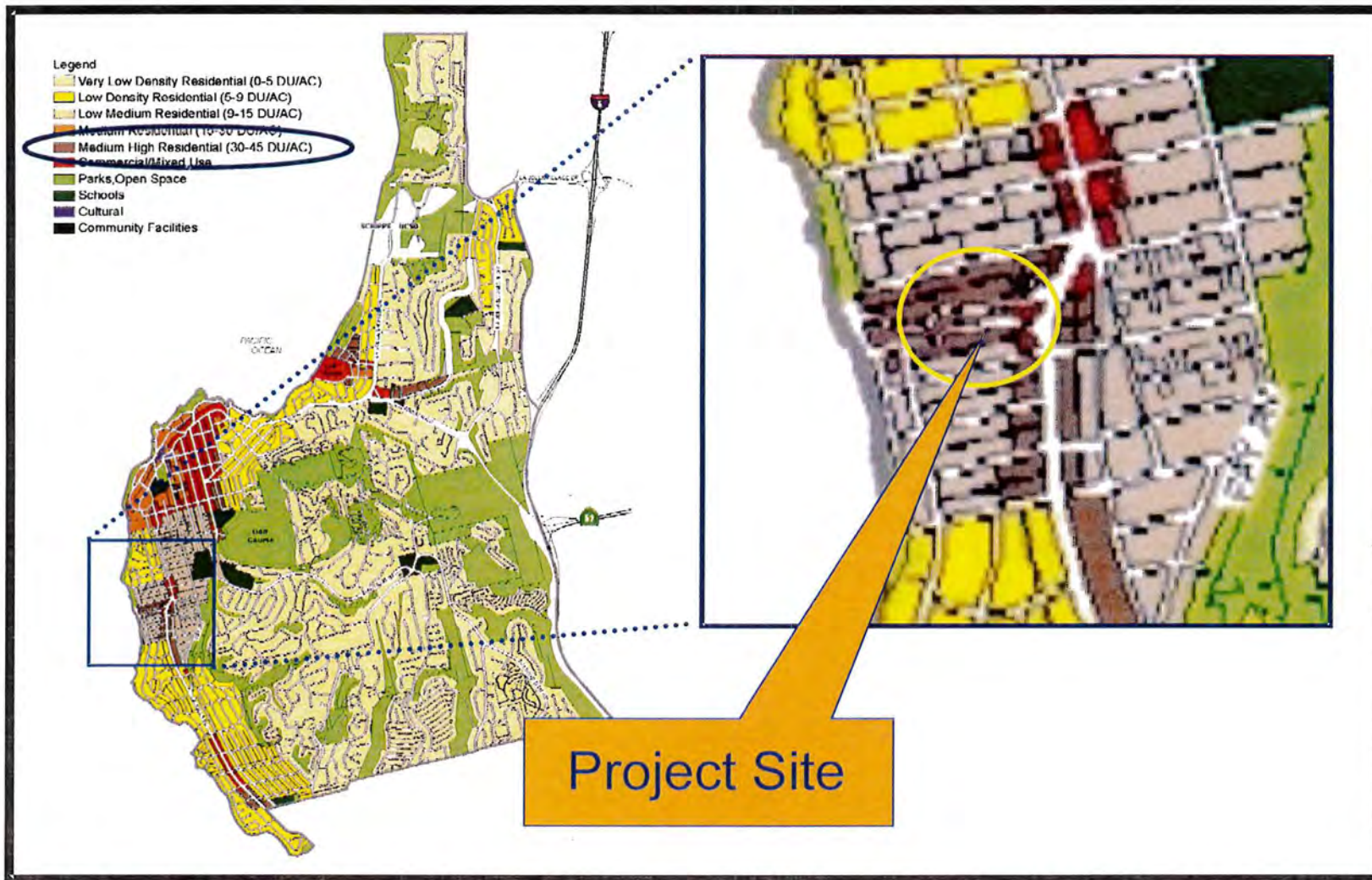
## Zoning Map

Visin Duplex - Project No. 280069  
337 and 341 Playa del Sur Street







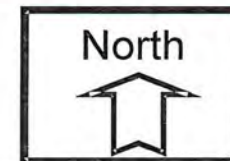


Project Site



# La Jolla Community Plan Land Use Map

Visin Duplex - Project No. 280069  
 337 and 341 Playa del Sur Street







## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Appeal of the Visin Duplex - Project No. 280069	
<b>PROJECT DESCRIPTION:</b>	Demolition of two existing single family dwelling units and construction of a new residential duplex	
<b>COMMUNITY PLAN AREA:</b>	La Jolla	
<b>DISCRETIONARY ACTIONS:</b>	Coastal Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Medium High Residential use at a density rate of 3045 du/ac	
<b><u>ZONING INFORMATION:</u></b>		
<b>ZONE:</b> RM-3-7 Zone <b>HEIGHT LIMIT:</b> 30-foot maximum height limit(Coastal Height Limitation Overlay Zone) <b>LOT SIZE:</b> 7,000 square foot <b>FLOOR AREA RATIO:</b> 1.80 <b>LOT COVERAGE:</b> NA <b>FRONT SETBACK:</b> 10 feet min. & 20 feet standard <b>SIDE SETBACK:</b> 5 feet & 0 feet [LDC Section 131.0443(f)(2)(B)] <b>STREETSIDE SETBACK:</b> NA <b>REAR SETBACK:</b> 5 feet <b>PARKING:</b> 4 spaces		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Medium High Residential; RM-3-7 Zone	Multi Family Residential Development
<b>SOUTH:</b>	Medium Residential; RM-1-1 Zone	Multi Family Residential Development
<b>EAST:</b>	Medium High Residential; RM-3-7 Zone	Multi Family Residential Development
<b>WEST:</b>	Medium High Residential; RM-3-7 Zone	Multi Family Residential Development
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None with this action.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	The La Jolla Community Planning Association has not provided a recommendation and is one of the appellant's appealing the Development Services Department's decision of April 18, 2013	



# VISIN DUPLEX

337-341 PLAYA DEL SUR, LA JOLLA, CALIFORNIA 92037

## A SUSTAINABLE PROJECT



CONCEPTUAL IMAGE ONLY

### COASTAL DEVELOPMENT PERMIT SET

Prepared By:  
Golba Architecture  
1940 Garnet Ave. #100  
San Diego, CA 92109  
(619) 231-9905  
Fax: 858-750-3471

Project Address:  
337-341 PLAYA DEL SUR  
LA JOLLA, CA 92037

Project Name:  
VISIN DUPLEX

Sheet Title:  
COVER SHEET

Revision 14:  
Revision 13:  
Revision 12:  
Revision 11:  
Revision 10:  
Revision 9:  
Revision 8:  
Revision 7:  
Revision 6:  
Revision 5:  
Revision 4:  
Revision 3:  
Revision 2: 03-05-13  
Revision 1: 02-14-13  
Original Date: 05-24-12  
Sheet 1 of 10



VISIN DUPLEX  
337-341 PLAYA DEL SUR  
LA JOLLA, CA 92037

GOLBA ARCHITECTURE, INC.  
Architecture ■ Space Planning ■ Interior Design  
1940 Garnet Ave. #100 San Diego, California 92109  
Phone: (619) 231-9905 Fax: (858) 750-3471



**SPECIAL INSPECTIONS:**

- GENERAL REQUIREMENTS:
1. THE DESIGNER MUST PROVIDE A COMPLETE AND COMPREHENSIVE LISTING IDENTIFYING IN ONE LOCATION ON THE PLANS ALL WORK REQUIRING SPECIAL INSPECTION. THE LIST MUST BE PROJECT SPECIFIC AND MUST CONFORM TO THE REQUIREMENTS SPECIFIED IN BUILDING NEWSLETTER 05-311. SEE STRUCTURAL DRAWINGS FOR SUMMARY LIST.
  2. TWO (2) PROPERLY COMPLETED AND SIGNED COPIES OF THE SPECIAL INSPECTION INSTRUCTIONS MUST BE SUBMITTED AT THE PERMIT SERVICES DIVISION PRIOR TO ISSUANCE OF THE PERMIT.
  3. "A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION."
  4. "AN APPLICATION FOR OFF-SITE FABRICATION MUST BE SUBMITTED TO THE FIELD INSPECTION DIVISION FOR APPROVAL PRIOR TO FABRICATION."
  5. "A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION PRIOR TO ERECTION OF PREFABRICATED COMPONENTS."

**ABBREVIATIONS**

ACOUS.	ACOUSTICAL	MATL.	MATERIAL
A.C.T.	ADJUSTABLE	MAX.	MAXIMUM
A.F.F.	AT FINISHED FLOOR	MECH.	MECHANICAL
AGG.	AGGREGATE	MEMB.	MEMBRANE
ALUM.	ALUMINUM	MEZZ.	MEZZANINE
ALT.	ALTERNATE	MFR.	MANUFACTURER
A.P.	ACCESS PANEL	MIN.	MINIMUM
APPROX.	APPROXIMATE	MISC.	MISCELLANEOUS
ARCH.	ARCHITECTURAL	M.O.	MASONRY OPENING
ASPH.	ASPHALT	MOV.	MOVABLE
ASST.	ASSISTANT	MTD.	MOUNTED
AUTO.	AUTOMATIC	MTL.	METAL
		MUL.	MULLION
BD.	BOARD	N.	NORTH
BLDG.	BUILDING	N.C.	NOT TO CONTRACT
BOT.	BOTTOM	NO.	NUMBER
BUR.	BUILT UP ROOFING	NOM.	NOMINAL
		N.T.S.	NOT TO SCALE
CAB.	CABINET	OA.	OVERALL
CIRC.	CIRCULATION	O.C.	ON CENTER
C.L.	CENTER LINE	O.D.	OUTSIDE DIAMETER
CLR.	CLEAR	O.F.	OVERFLOW DRAIN
CLG.	CEILING	O.F.F.	OFFICE
GLO.	CLOSET	OH.	OVERHEAD
C.M.U.	CONCRETE MASONRY UNIT	OPNS.	OPENINGS
COL.	COLUMN	OPR.	OPPOSITE
CONC.	CONCRETE		
CONF.	CONFERENCE	PAV.	PAVING
CONN.	CONNECTION	P.C.	PRE-CAST
CONSTR.	CONSTRUCTION	P.L.	PLATE
CONT.	CONTINUOUS	PLAM.	PLASTIC LAMINATE
CONTR.	CONTRACTOR	PLAS.	PLASTER
COORD.	COORDINATE	PLBS.	PLUMBING
CORR.	CORRIDOR	PLND.	PLYWOOD
CPT.	CARPET	PNT.	PAINT
C.J.	CONTROL JOINT	PNL.	PANEL
C.T.	CERAMIC TILE	POL.	POLISHED
CTR.	CENTER	PROP.	PROPERTY
C.M.	COLD WATER	P.S.F.	POUNDS PER SQUARE FOOT
		P.S.I.	POUNDS PER SQUARE INCH
DBL.	DOUBLE	PTD.	PAINTED
DEMO.	DEMOLITION	FTN.	PARTITION
DEPT.	DEPARTMENT	FT.	FOOT
DIA.	DIAMETER	QTY.	QUANTITY
DIAG.	DIAGONAL	R.	RUBBER
DIFF.	DIFFUSER	RECEP.	RECEPTION
DIM.	DIMENSION	REINF.	REINFORCING
DIV.	DIVISION	R.O.M.	RIGHT OF WAY
DN.	DOWN	RAD.	RADIUS
D.P.	DAMP-PROOFING	R.B.	RUBBER BASE
DR.	DOOR	R.C.P.	REFLECTED CEILING PLAN
DTL.	DETAIL	R.D.	ROOF DRAIN
		REC.	REGRESSED
EA.	EAST	REF.	REFERENCE
EL.	ELEVATION	REFR.	REFRIGERATOR
ELAS.	ELASTOMERIC	REINP.	REINFORCED
ELEC.	ELECTRICAL	REINP.	REINFORCED
ELEV.	ELEVATOR	REQD.	REQUIRED
EMER.	EMERGENCY	RESL.	RESULTANT
ENCL.	ENCLOSURE	REV.	REVISION
ENGR.	ENGINEER	R.O.P.	ROOFING
ENT.	ENTRANCE	R.O.M.	ROUGH OPENING
E.J.	EXPANSION JOINT	R.O.	ROUGH OPENING
E.PNL.	ELECTRICAL PANEL		
EQ.	EQUAL	S.	SOUTH
EQUIP.	EQUIPMENT	SAN.	SANITARY
E.M.C.	ELECTRIC WATER COOLER	SCHED.	SCHEDULE
EXH.	EXHAUST	SECT.	SECTION
EXST.	EXISTING	SECUR.	SECURITY
EXP.	EXPANSION	S.F.	SQUARE FOOT
EKT.	EXTERIOR	SHR.	SHOWER
		SHT.	SHEET
F.D.	FLOOR DRAIN	SIM.	SIMILAR
FDN.	FOUNDATION	SL.	SLOPE
F.E.	FIRE EXTINGUISHER	S.P.	STANDPIPE
F.F.	FIRE FLOOR	SPEC.	SPECIFICATION
F.H.G.	FIRE HOSE CABINET	SFR.	SPEAKER
FIN.	FINISH	SQ.	SQUARE
FL.	FLOOR	S.ST.	STAINLESS STEEL
FLEX.	FLEXIBLE	STA.	STANDARD
FLOUR.	FLUORESCENT	STD.	STANDARD
FT.	FOOT	STL.	STEEL
FURN.	FURNITURE	STOR.	STORAGE
FURR.	FURRING	STRUC.	STRUCTURAL
FUT.	FUTURE	SUSP.	SUSPENDED
		SYM.	SYMMETRICAL
GA.	GAUGE	T.	TREAD
GEN.	GENERAL	T.O.	TOP OF
GL.	GLASS	T.A.B.	TOP AND BOTTOM
GND.	GROUND	T.A.G.	TONGUE AND GROOVE
GR.	GRADE	TEL.	TELEPHONE
GYP. BD.	GYP-SUM BOARD	TEMP.	TEMPERED
		TER.	TERRAZZO
H.C.	HARD CORE	THK.	THICK
HWD.	HARDWARE	TLT.	TOILET
H.M.	HOLLOW METAL	TOPO.	TOPOGRAPHY
HORZ.	HORIZONTAL	TYP.	TYPICAL
HOR.	HOUR		
HT.	HEIGHT	UNEXC.	UNEXCAVATED
HTS.	HEATING	UNF.	UNFINISHED
H.V.A.C.	HEATING, VENTILATION	U.N.O.	UNLESS OTHERWISE NOTED
H.X.	HOT WATER	UTL.	UTILITY
		VAC.	VACUUM
IN.	INCHES	V.C.T.	VINYL COMPOSITION TILE
INCAND.	INCANDESCENT	VENT.	VENTILATION
INCL.	INCLUDED	VERT.	VERTICAL
INSUL.	INSULATED	VEST.	VESTIBLE
INT.	INTERIOR	V.I.F.	VERIFY IN FIELD
INTERM.	INTERMEDIATE	VOL.	VOLUME
		V.T.	VINYL TILE
JAN.	JANITOR	W.	WEST
JT.	JOINT	W.C.	WATER CLOSET
		WD.	WOOD
LAM.	LAMINATE	W.F.	WIDE FLANGE
LAV.	LAUNDRY	WH.	WATER HEATER
LAV.	LAVATORY	WIN.	WINDOW
LB(S)	POUNDS	WM.	WIRE MESH
L.F.	LINEAR FOOT	WTPS.	WATERPROOFING
LT.	LIGHT	WT.	WATER
		W.W.P.	WELDED WIRE MESH
MACH.	MACHINE	YD.	YARD
MAINT.	MAINTENANCE		
MAS.	MASONRY		

**VICINITY MAP** NO SCALE



**HYDRANT MAP** NO SCALE



**PROPOSED AREA (CONTINUED):**

<b>NEW PATIOS &amp; DECKS - UNIT "A"</b>	
FIRST LEVEL:	0 S.F.
SECOND LEVEL:	0 S.F.
THIRD LEVEL:	53 S.F.
ROOF:	148 S.F.
<b>TOTAL UNIT "A" DECKS:</b>	<b>201 S.F.</b>
<b>NEW PATIOS &amp; DECKS - UNIT "B"</b>	
FIRST LEVEL:	0 S.F.
SECOND LEVEL:	0 S.F.
THIRD LEVEL:	21 S.F.
ROOF:	169 S.F.
<b>TOTAL UNIT "B" DECKS:</b>	<b>190 S.F.</b>
<b>TOTAL DECK AREA (BOTH UNITS)</b>	<b>441 S.F.</b>

\* NOTE: ALL PATIOS AND DECKS HAVE A MINIMUM OF 40% OPEN ON AT LEAST TWO SIDES. THEREFORE, THEY ARE EXEMPT FROM BEING INCLUDED IN THE GROSS FLOOR AREA.

**PROJECT DATA**

PROJECT DESCRIPTION:	DEMOLISH EXISTING DUPLEX CONSTRUCT NEW SUSTAINABLE THREE STORY DUPLEX.
SITE ADDRESS:	337-341 PLAYA DEL SUR LA JOLLA, CA 92037
ASSESSORS PARCEL NUMBER:	991-588-14-00
LEGAL DESCRIPTION:	LOT 20, BLOCK 5, MAP NO. 1216
EXISTING PERMITS:	SINGLE DISCIPLINE PRELIMINARY REVIEW HISTORICAL, PTS # 218809
REQUIRED DISCRETIONARY PERMITS:	COASTAL DEVELOPMENT PERMIT
YEAR EXISTING STRUCTURE WAS BUILT:	1935
EXISTING SOIL CONDITIONS:	PREVIOUSLY GRADED & DISTURBED
LOT USE:	EXISTING: DUPLEX PROPOSED: DUPLEX
LOT ZONING:	RM-3-T
OVERLAY ZONE DESIGNATION:	LA JOLLA COMMUNITY PLAN, COASTAL HEIGHT LIMIT, COASTAL OVERLAY ZONE, PARKING IMPACT: COASTAL & BEACH IMPACT AREAS, RESIDENTIAL TANDEM PARKING, TRANSIT AREA
LOT SIZE:	2,178 S.F.
DENSITY:	1,000 SF PER D.U. = DUPLEX ALLOWED
MAXIMUM F.A.R.:	1.80 (WITH 1/3 SET ASIDE FOR PARKING) = 3,920 SF TOTAL ALLOWED (2,613 SF LIVING + 1,307 SF PARKING)
OCCUPANCY:	R-3
BUILDING CODE:	2010 C.B.C.
CONSTRUCTION TYPE:	TYPE VB
NUMBER OF STORIES:	EXISTING: 1 STORY PROPOSED: 3 STORIES
BUILDING HEIGHT:	EXISTING: 17'-0" PROPOSED: 24'-4"
GEOLOGICAL HAZARD CATEGORY:	59
LANDSCAPE AREA SQUARE FOOTAGE:	370 S.F.
AREA CALCULATIONS:	MAXIMUM F.A.R.: 1.80 (WITH 1/3 SET ASIDE FOR PARKING) ALLOWABLE AREA: 3,920 SF TOTAL ALLOWED (2,613 SF LIVING + 1,307 SF PARKING)

**PROPOSED AREA:**

<b>UNIT "A" HABITABLE:</b>	
FIRST LEVEL:	372 S.F.
SECOND LEVEL:	533 S.F.
THIRD LEVEL:	431 S.F.
<b>TOTAL HABITABLE:</b>	<b>1,336 S.F.</b>
<b>UNIT "A" PARKING:</b>	
COVERED AREA OF GARPORT:	255 S.F.
<b>TOTAL PARKING "A":</b>	<b>255 S.F.</b>
<b>UNIT "B" HABITABLE:</b>	
FIRST LEVEL:	62 S.F.
SECOND LEVEL:	618 S.F.
THIRD LEVEL:	541 S.F.
<b>TOTAL HABITABLE:</b>	<b>1,221 S.F.</b>
<b>UNIT "B" PARKING:</b>	
GARAGE:	236 S.F.
COVERED AREA OF GARPORT:	175 S.F.
<b>TOTAL PARKING "B":</b>	<b>411 S.F.</b>
<b>TOTAL GROSS FLOOR AREA (BOTH UNITS)</b>	<b>2,558 S.F. LIVING</b> ( < 2,613 S.F. ALLOWED ) <b>* 666 S.F. PARKING</b> ( < 1,307 S.F. ALLOWED ) <b>3,224 S.F. TOTAL</b> ( < 3,920 S.F. ALLOWED )

**SHEET INDEX**

GENERAL	T10 COVER SHEET
	T11 LEGEND AND PROJECT DATA
CIVIL	C1 EXISTING TOPOGRAPHIC SURVEY
ARCHITECTURAL	A0.0 SITE PLAN
	A1.0 FIRST & SECOND FLOOR PLANS
	A2.0 THIRD FLOOR & ROOF PLANS
	A3.0 EXTERIOR ELEVATIONS
	A2.1 EXTERIOR ELEVATIONS
	A3.0 SITE SECTIONS
LANDSCAPE	L1.0 LANDSCAPE DEVELOPMENT PLAN

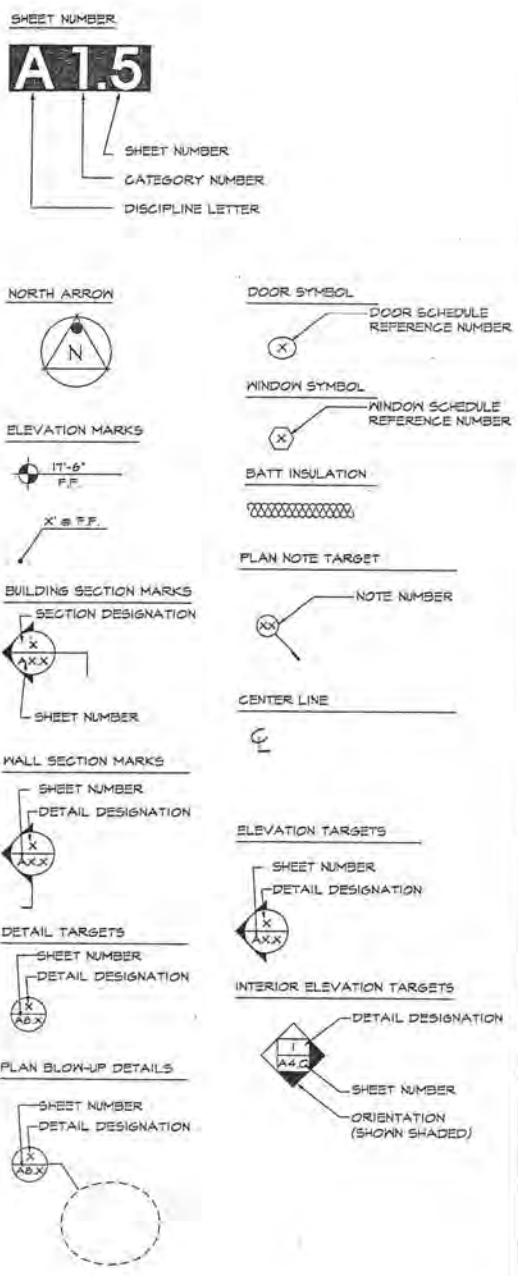
**PROJECT DIRECTORY**

OWNER:	KAREN & JACK VISIN 5505 PACIFICA DRIVE LA JOLLA, CA 92037
ARCHITECT:	GOLBA ARCHITECTURE, INC. 1840 GARNET AVE, SUITE 100 SAN DIEGO, CA 92104 TEL: (619) 231-9905 CONTACT: SARAH HORTON
SURVEYOR:	SAN DIEGO LAND SURVEYING & ENGINEERS 4665 CHESAPEAKE DRIVE, SUITE 449 SAN DIEGO, CA 92123 TEL: (858) 565-8362 CONTACT: ROBERT BATEMAN

**GENERAL PLAN SUSTAINABLE DEVELOPMENT GOALS**

- THE PROPOSED DUPLEX EMPLOYS NUMEROUS PRINCIPLES AS WELL AS CONSERVATION EFFORTS THAT ARE CONSISTENT WITH THE NEWLY ADOPTED CITY OF SAN DIEGO GENERAL PLAN.
- THE PROJECT IS A NEW CONSTRUCTION INFILL LOCATED WITHIN THE RM-3-T ZONE OF LA JOLLA THAT TAKES A PREVIOUSLY DEVELOPED RESIDENTIAL LOT AND PROPOSES A SUSTAINABLE THREE-STORY DUPLEX. THE PROJECT WILL PROVIDE A TOTAL OF 4 PARKING SPACES. THIS WILL HELP TO RELIEVE THE SIGNIFICANT SHORTAGE OF PARKING AND UNBURDEN BEACH AREA STREETS, THUS FREING UP SPACES FOR VISITORS AND LOCALS.
- THE PROJECT SHALL ADD TO THE NEIGHBORLY FEEL IN AN AREA THAT IS PREDOMINATELY RESIDENTIAL USE. IT'S CONTEMPORARY BEACH EXTERIOR AND CLOSE PROXIMITY TO THE BEACH WILL ENHANCE THE RECOGNITION AND RESIDENTIAL USE OF THE EXISTING AREA.
- FURTHER, THE PROJECT SHALL INCORPORATE THE FOLLOWING SUSTAINABLE BUILDING FEATURES:
1. SUSTAINABLE FIBER-CEMENT SIDING.
  2. EFFICIENT THERMAL EXTERIOR WALL INSULATION TO REDUCE ENERGY CONSUMPTION.
  3. PREMIUM EXTERIOR FINISHES ON STUCCO WALLS AND ALL PAINTED TRIM SHALL FEATURE HIGH-REFLECTIVITY TO LOWER ENERGY CONSUMPTION.
  4. EXCEED VALUES SET FORTH IN THE TITLE-24 ENERGY ANALYSIS BY A MINIMUM OF 15%.
  5. SOLAR PHOTO VOLTAIC SYSTEM THAT SHALL GENERATE MORE THAN 50% OF THE PROJECTED ENERGY CONSUMPTION.
  6. DUAL-PLANE, LOW-E GLASS PANELS ON ALL WINDOWS.
  7. HIGH EFFICACY LIGHTING OR OCCUPANCY SENSORS IN BATHROOMS AND LAUNDRY AREAS
  8. ENERGY STAR APPLIANCES
  9. USE OF LOW VOC PAINTS AND LOW EMITTING ADHESIVES, COATINGS, CARPETS AND OTHER FINISHES WHERE FEASIBLE.
  10. USE OF ENGINEERED WOOD PRODUCTS
  11. NATURAL COOLING/VENTILATION WITH OPERABLE WINDOWS

**SYMBOLS**



**GOLBA ARCHITECTURE**  
Architecture ■ Space Planning ■ Interior Design  
1940 Garnet Ave. #100 San Diego California 92109  
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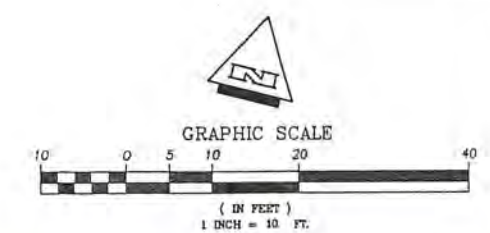
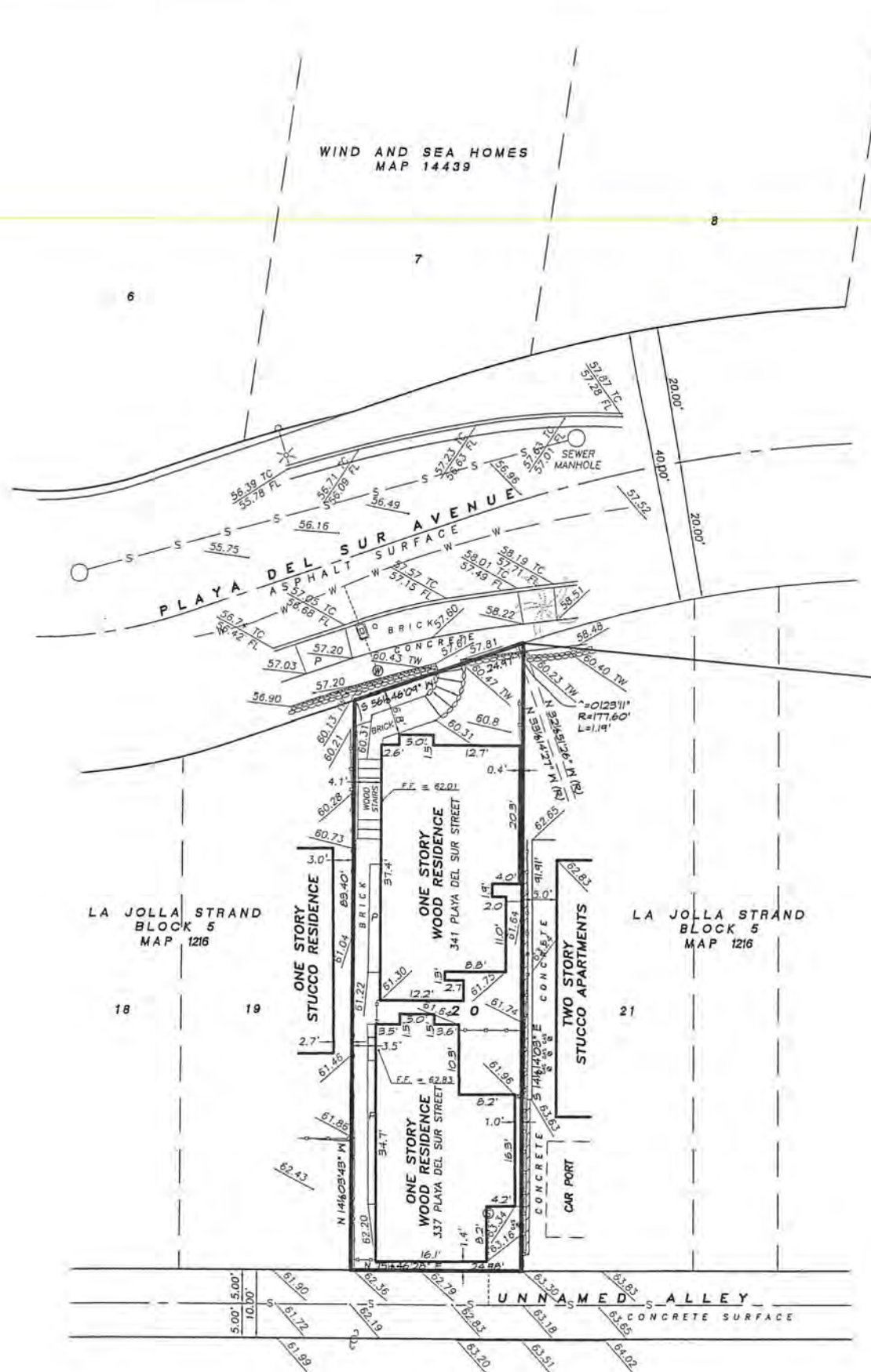
**VISIN DUPLEX**  
337-341 PLAYA DEL SUR  
LA JOLLA, CA 92037



**Golba**  
ARCHITECTURE, INC.

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	Revision 8:
	Revision 7:
	Revision 6:
	Revision 5:
	Revision 4:
	Revision 3:
	Revision 2: 03-05-13
	Revision 1: 02-14-13
Project Address:	Original Date: 05-24-12
337-341 PLAYA DEL SUR	
LA JOLLA, CA 92037	
Project Name:	Sheet 2 of 10
VISIN DUPLEX	
Sheet Title:	
<b>LEGEND &amp; PROJECT DATA</b>	





**LEGAL DESCRIPTION:**

LOT 20 IN BLOCK 5 OF LA JOLLA STRAND, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1216 FILED IN THE OFFICE OF THE COUNTY RECORDER OF COUNTY OF SAN DIEGO

**BENCH MARK:**

CITY OF SAN DIEGO BENCH MARK: SOUTHEAST BRASS PLUG AT THE INTERSECTION OF PLAYA DEL SUR STREET AND VISTA DEL MAR AVENUE. ELEVATION = 34.540 M.S.L.

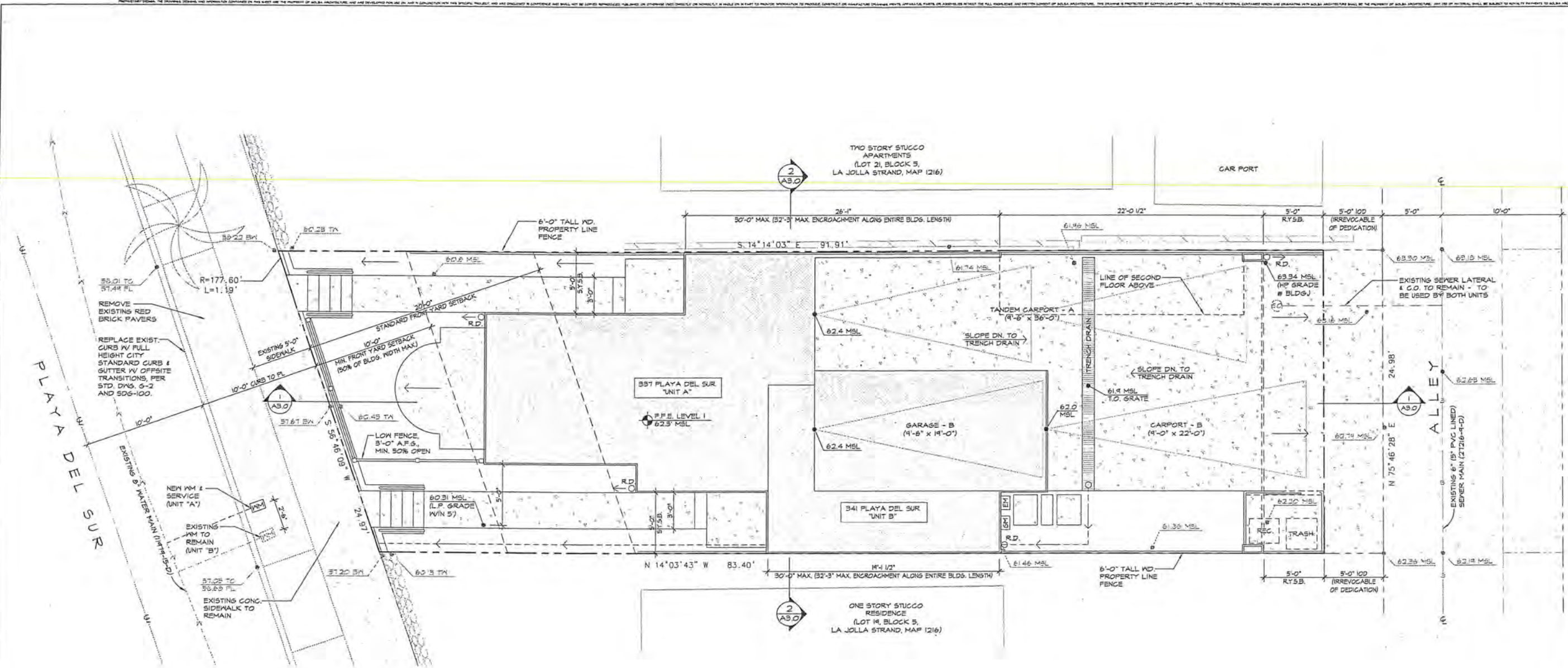
**LEGEND:**

- INDICATES WATER METER
- INDICATES POWER POLE
- INDICATES STREET LIGHT
- INDICATES PLANTER
- INDICATES VAULT
- INDICATES TOP OF WALL
- INDICATES TOP OF CURB
- INDICATES FLOW LINE
- INDICATES WOOD FENCE
- INDICATES WALL
- INDICATES ROCK WALL
- INDICATES SEWER LATERAL
- INDICATES WATER SERVICE
- INDICATES WATER LINE
- INDICATES SEWER LINE
- INDICATES PROPERTY LINE



TOPOGRAPHICAL SURVEY		
For the exclusive use of: GOLBA ARCHITECTURE, INC. 1040 GARNET AVENUE, SUITE 100 SAN DIEGO, CALIFORNIA 92109		
<b>San Diego Land Surveying &amp; Engineering, Inc.</b>		
9865 Chesapeake Drive, Suite 445, San Diego, California 92123-1354 Phone: (619) 565-8362 Fax: (619) 565-4354		
Date: 08-06-2012	Revised:	Revised:
Scale: 1"=10'	Drawn by: G.H.G.	Sheet 3 of 10 Sheet
Drawing: PlayaDelSur 337 Topo	A.P.N. 346-082-09	





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**VISIN DUPLEX**  
 337-341 PLAYA DEL SUR  
 LA JOLLA, CA 92037



**STORM WATER QUALITY NOTES/ CONSTRUCTION BMP'S**

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001-01 NPDES NO. CA5010B75 ([HTTP://WWW.SWR.CB.CA.GOV/RAOCB/PROGRAMS/S DSTORMWATER.HTML](http://www.swr.cb.ca.gov/raocb/programs/sdstormwater.html)) AND CITY OF SAN DIEGO LAND DEVELOPMENT CODE ([HTTP://CLERKDOG.SANNET.GOV/RIGHTS/SITE/GETCONTENT/LOCAL.PDF?DMW\\_OB\\_ECTID=090014518008CC43](http://clerkdog.sannet.gov/rights/site/getcontent/local.pdf?dmw_ob_ectid=090014518008CC43))  
 NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

- SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTIONS DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEM DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
- ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROL. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS ¼40 OR GREATER.
- A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
- ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
- ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
- THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

**SITE NOTES:**

- THIS STRUCTURE SHALL NOT EXCEED 30' IN HEIGHT IN CONFORMANCE WITH SDMG SECTION 118.0210.
- THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS
- PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (JFC 901.4.4)
- METER LOCATIONS ARE SUBJECT TO APPROVAL BY SD64E.
- SEE ATTACHED TOPOGRAPHIC SURVEY DONE BY SAN DIEGO LAND SURVEYING & ENGINEERING FOR THE SOURCE OF TOPOGRAPHIC INFORMATION. BENCH MARK, PLAYA DEL SUR ST. AND VISTA DEL MAR AVE, SEBP, ELEV. 34.54 MSL.
- SEE ATTACHED LANDSCAPE DEVELOPMENT PLAN FOR PLANTING AND HARDSCAPE.
- NO GRADING IS PROVIDED EXCEPT FOR THAT REQUIRED FOR FOUNDATION EXCAVATION. THE MAX. CUT/FILL IS 18'-22". THERE IS NO IMPORT/EXPORT.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/ PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/ PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

**SITE LEGEND:**

---	INDICATES PROPERTY LINE
- - - -	INDICATES SETBACK LINE
[Pattern]	NEW CONCRETE PAVING
[Pattern]	EXISTING CONCRETE PAVING
[Symbol]	ELECTRIC METER
[Symbol]	GAS METER
[Symbol]	WATER METER
←	DIRECTION OF DRAINAGE
← R.D.	ROOF DRAIN. DISCHARGE INTO LANDSCAPE AREA

**PARKING CALCULATIONS:**  
 UNIT 'A' (3 BEDROOMS) 2.25 SPACES REQ'D  
 UNIT 'B' (2 BEDROOMS) 2.0 SPACES REQ'D  
 TOTAL REQ'D: 4.25 SPACES  
 (.25 DISREGARDED)  
 = 4 SPACES TOTAL REQ'D



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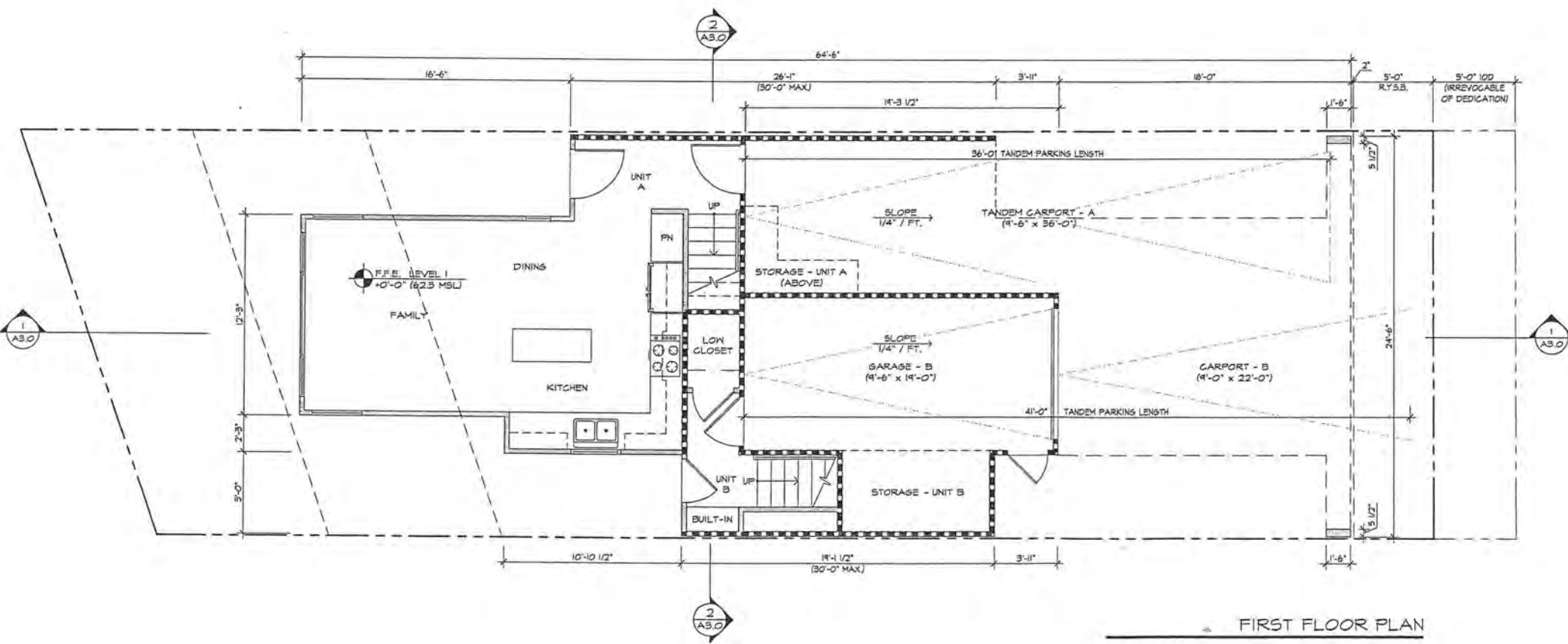
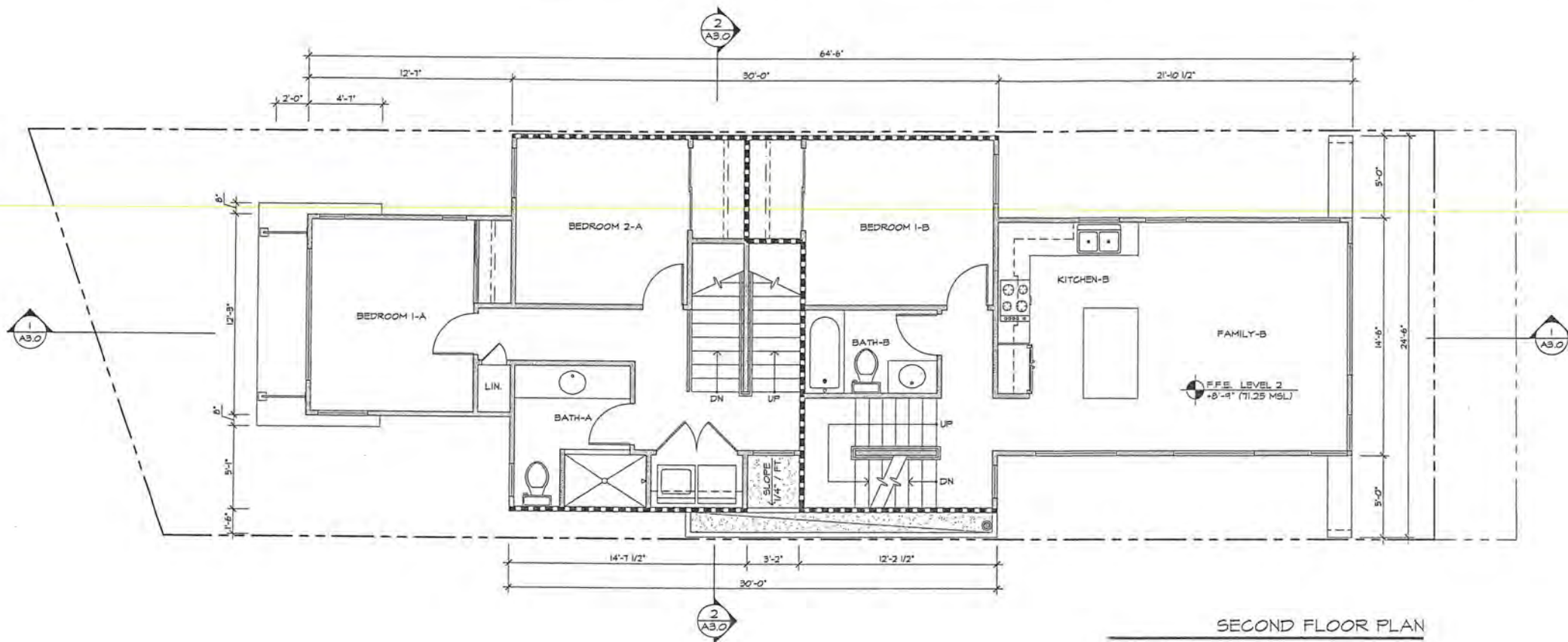
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 VISIN DUPLEX

Sheet Title:  
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 Revision 1: 02-14-13

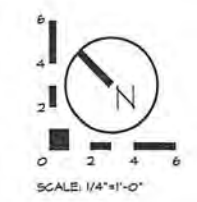
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**LEGEND**

- 2x STUD WALL PER STRUCTURAL DIVIS.
- 1 HR. RATED WALL
- LOW WALL, 42" A.F.P., TYP.
- - - LINE OF BUILDING ABOVE



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Project Name:  
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Revision 14:  
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Revision 1: 02-14-13

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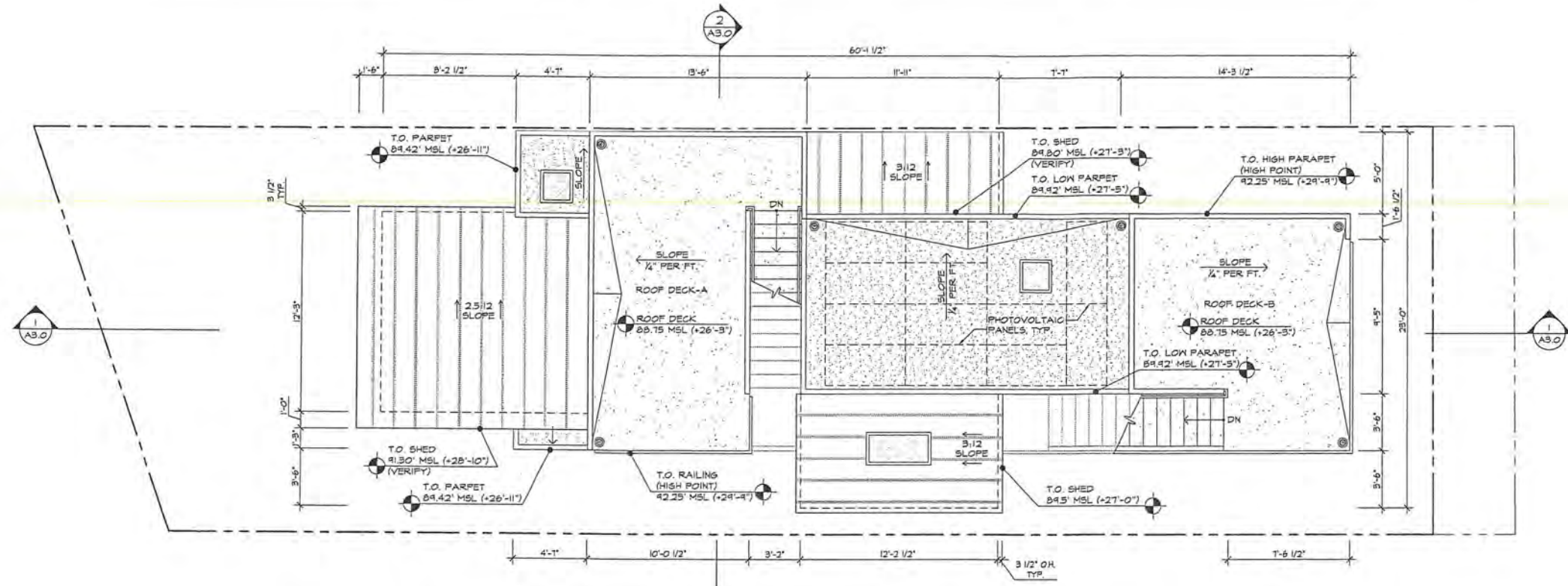
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**FIRST & SECOND FLOOR PLANS**

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 LA JOLLA, CA 92037







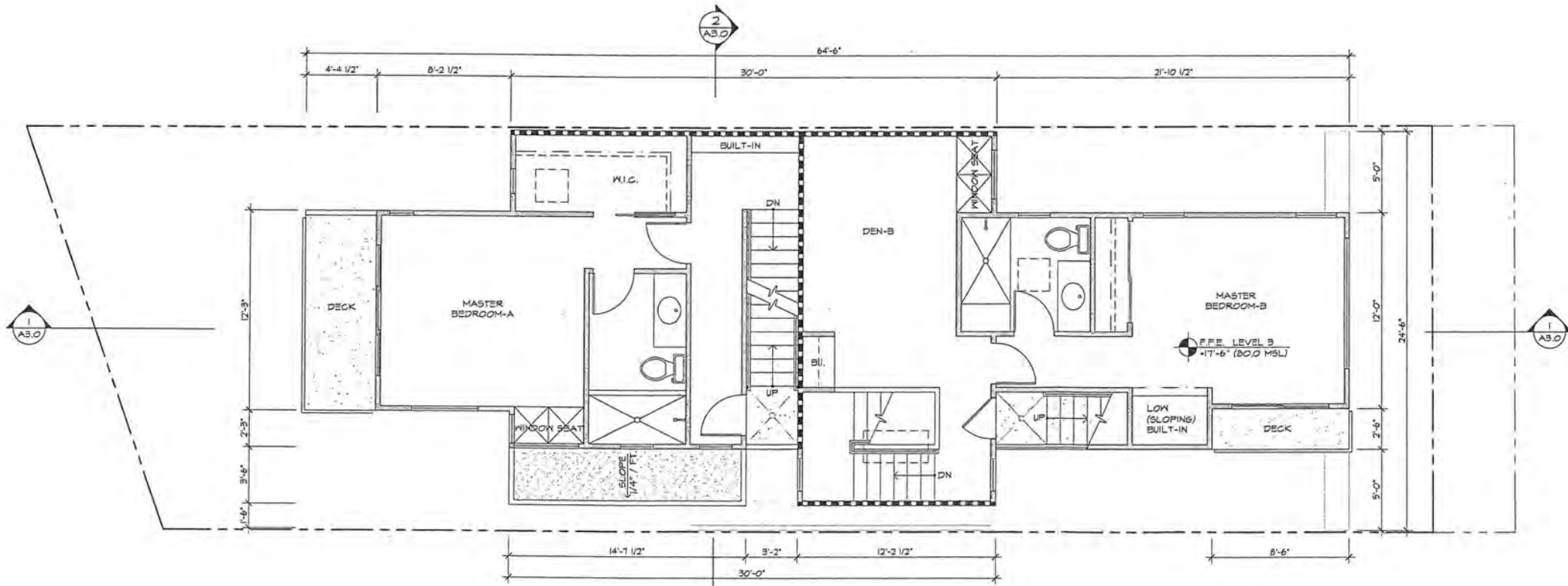
ROOF PLAN

**LEGEND**

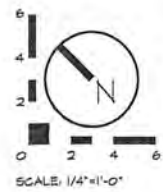
- 2x STUD WALL PER STRUCTURAL DVSS.
- 1 HR. RATED WALL.
- LOW WALL, 42" AFF. TYP.
- LINE OF BUILDING ABOVE

**NOTE:**  
THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE (SDMC 1519.0304(1))

**NOTE:**  
THE PROPOSED PHOTOVOLTAIC SYSTEM IS UNDER A SEPARATE PERMIT - NUMBER AND ARRANGEMENT OF SOLAR PANELS PER SOLAR CONSULTANT.



THIRD FLOOR PLAN



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337-341 PLAYA DEL SUR  
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Project Name:  
VISIN DUPLEX

Sheet Title:  
**THIRD FLOOR  
& ROOF PLAN**

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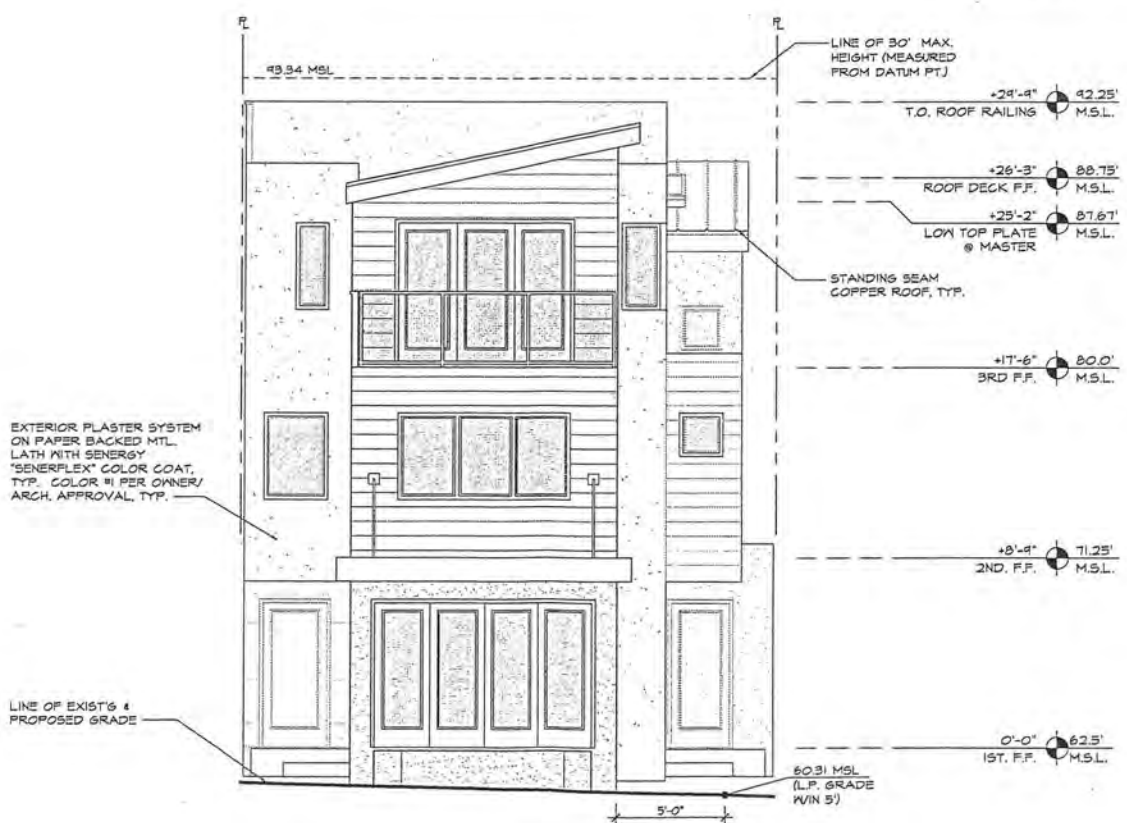






SOUTH ELEVATION

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



WEST (STREET) ELEVATION

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

NOTE:  
THE HIGHEST POINT OF THE ROOF EQUIPMENT,  
OR ANY VENT, PIPE, ANTENNA, OR OTHER  
PROJECTION SHALL NOT EXCEED 30'-0"  
ABOVE THE GRADE. (SDMC 119.0210)

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Project Name:  
VISIN DUPLEX

Sheet Title:  
EXTERIOR  
ELEVATIONS

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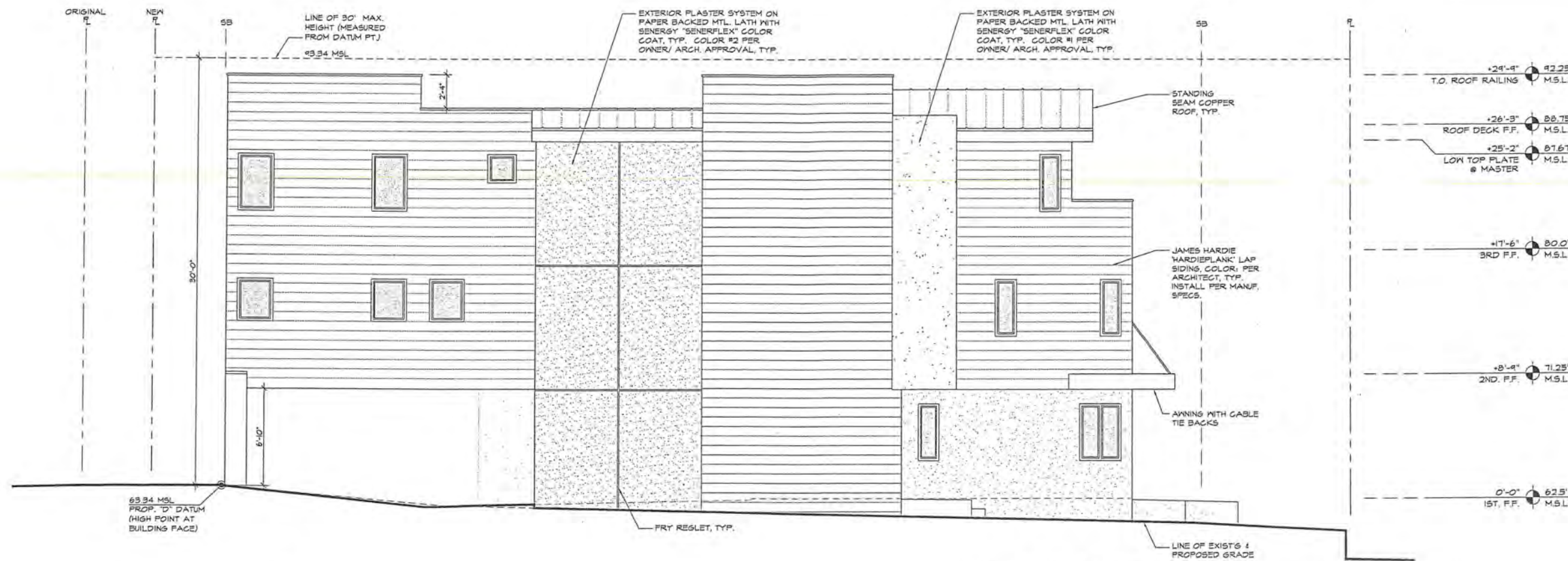
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**VISIN DUPLEX**  
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LA JOLLA, CA 92037



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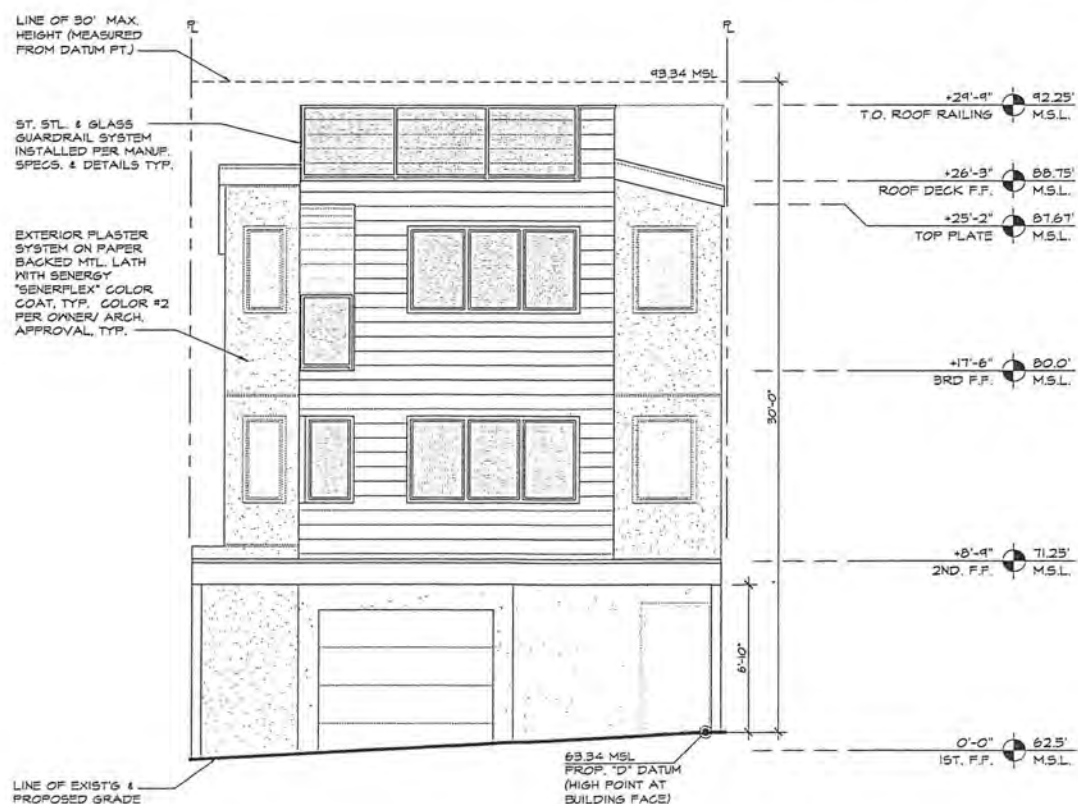




NORTH ELEVATION

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

3



EAST (ALLEY) ELEVATION

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

4

NOTE:  
THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE. (SDMC 113.0270)

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Project Address:  
337-341 PLAYA DEL SUR  
LA JOLLA, CA 92037

Project Name:  
VISIN DUPLEX

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EXTERIOR ELEVATIONS

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Original Date: 05-24-12  
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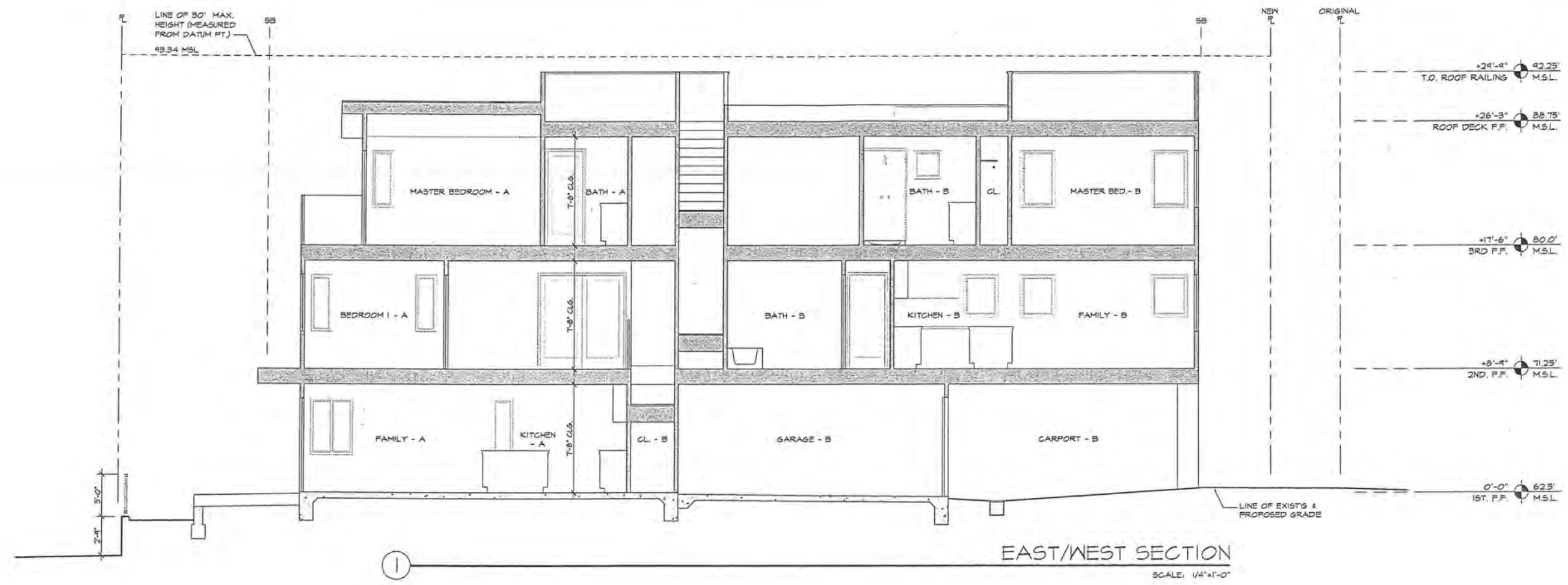
**GOLBA ARCHITECTURE inc**  
Architecture ■ Space Planning ■ Interior Design  
1940 Garnet Ave. #100 San Diego California 92109  
Phone: (619) 231-9905 Fax: (858) 750-3471

**VISIN DUPLEX**  
337-341 PLAYA DEL SUR  
LA JOLLA, CA 92037

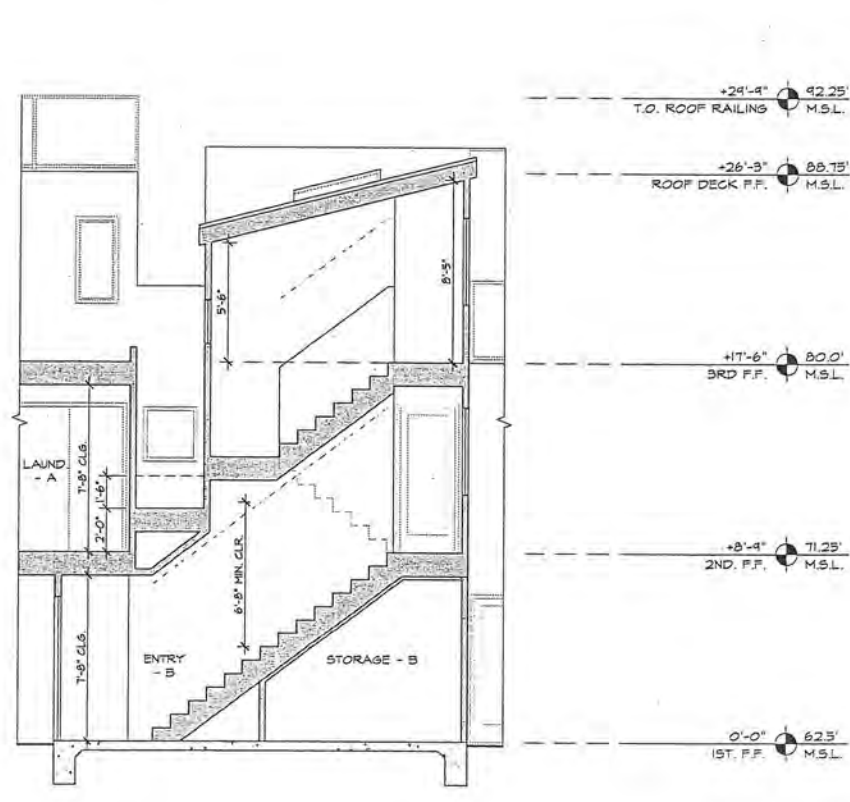


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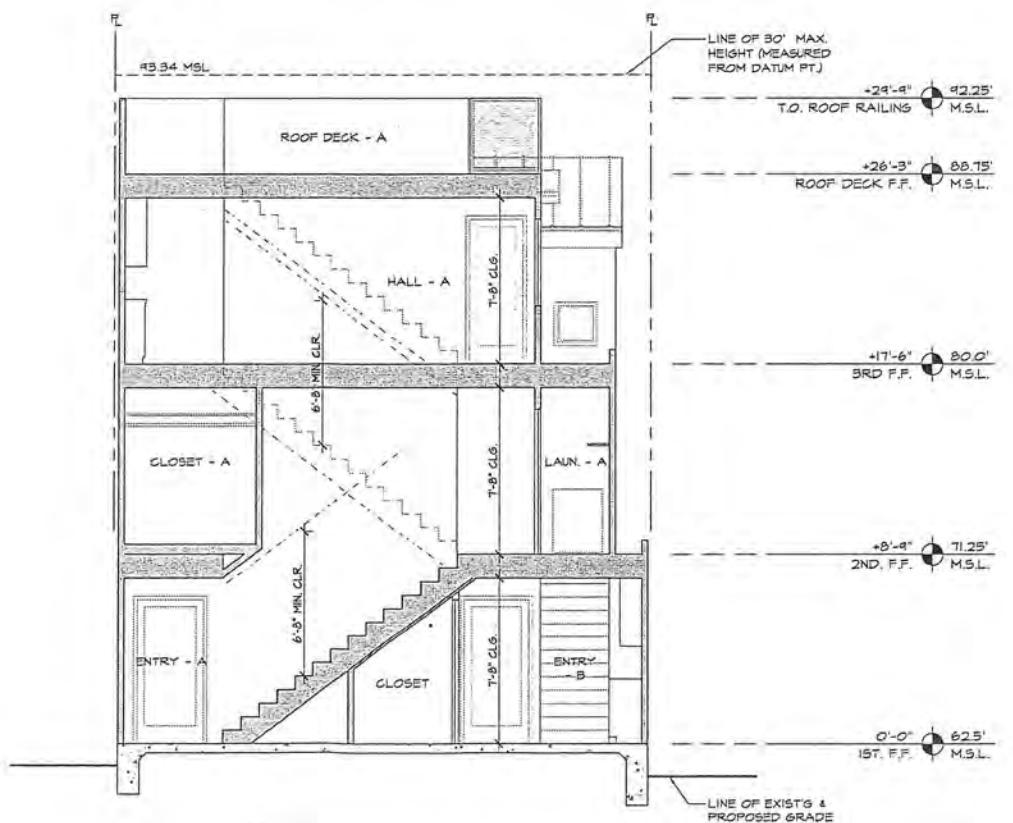




EAST/WEST SECTION  
SCALE: 1/4"=1'-0"



PARTIAL SECTION - UNIT "B" STAIR  
SCALE: 1/4"=1'-0"



NORTH/SOUTH SECTION  
SCALE: 1/4"=1'-0"

NOTE:  
THE HIGHEST POINT OF THE ROOF EQUIPMENT,  
OR ANY VENT PIPE, ANTENNA, OR OTHER  
PROJECTION SHALL NOT EXCEED 30'-0"  
ABOVE THE GRADE. (SDMG 113.0210)

Prepared By:  
Golba Architecture  
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(619) 231-4103  
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Project Address:  
337-341 PLAYA DEL SUR  
LA JOLLA, CA 92037

Project Name:  
VISIN DUPLEX

Revision 14:  
Revision 13:  
Revision 12:  
Revision 11:  
Revision 10:  
Revision 9:  
Revision 8:  
Revision 7:  
Revision 6:  
Revision 5:  
Revision 4:  
Revision 3:  
Revision 2: 08-05-13  
Revision 1: 02-14-13

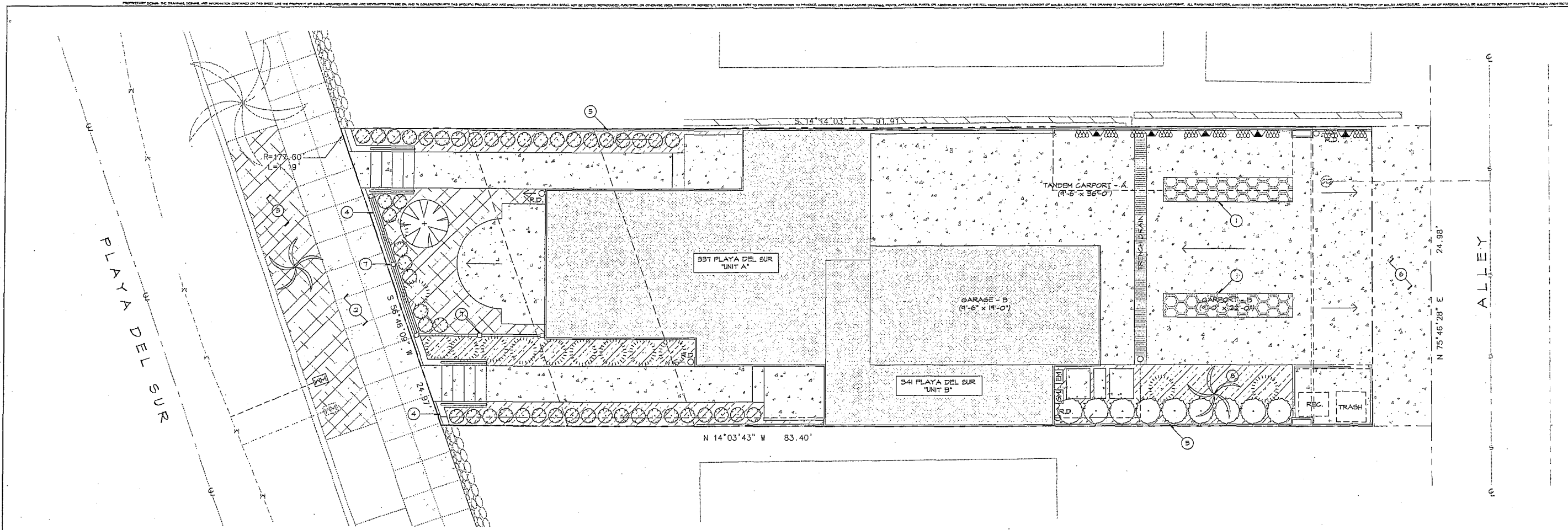
Original Date: 05-24-12  
Sheet 4 of 10

Sheet Title:  
SITE SECTIONS

**GOLBA ARCHITECTURE** inc  
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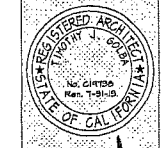
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 LA JOLLA, CA 92037



**golba inc**

**LANDSCAPE & IRRIGATION NOTES:**

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE MISSION BEACH PLANNED DISTRICT AND ALL OTHER CITY AND REGIONAL STANDARDS.
2. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
3. IRRIGATION TO BE PROVIDED BY AN UNDERGROUND DRIP IRRIGATION SYSTEM. IRRIGATION TO BE DESIGNED TO INCORPORATE STATE OF THE ART IRRIGATION HEADS AND CONTROLLERS TO PROVIDE EFFICIENT APPLICATION OF WATER TO THE PLANT MATERIAL WITHOUT GENERATING RUN-OFF.
4. THE PROPERTY OWNER WILL BE THE RESPONSIBLE PARTY FOR THE LONG TERM LANDSCAPE AND SITE MAINTENANCE FOR THIS PROJECT.
5. NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES. ROOT BARRIERS MAY BE ELIMINATED WHERE THE COMBINATION OF TREE SPECIES, SOIL TYPE, SOIL AREA, AND DRAINAGE CONDITIONS CAN BE SHOWN TO AFFORD EQUIVALENT PROTECTION AGAINST TREE ROOT DAMAGE TO PUBLIC IMPROVEMENTS (LDC 142.0403).
6. 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 TO THE SATISFACTION OF THE CITY MANAGER WITHIN 30 DAYS OF DAMAGE OR CERTIFICATE OF OCCUPANCY.
7. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND LITTER CONDITION AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
8. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MIN. DEPTH (SDMC 142.0418(b)).

**DRAINAGE NOTES:**

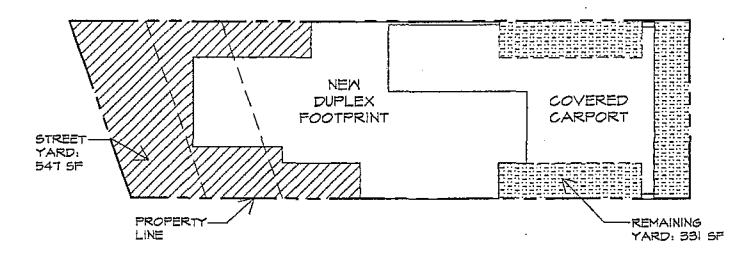
1. THE DRAINAGE SYSTEM FOR THIS PROJECT SHALL BE PRIVATE AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
2. ALL DEVELOPMENT SHALL BE CONDUCTED TO PREVENT EROSION AND STOP SEDIMENT AND POLLUTANTS FROM LEAVING THE PROPERTY TO THE MAXIMUM EXTENT.
3. ALL ROOF DRAINS AND FLATWORK SHALL DRAIN POSITIVELY INTO THE STORM DRAINAGE SYSTEM. SURFACE RUNOFF SHALL NOT DRAIN DIRECTLY INTO THE ADJOINING PROPERTY, AND CONSTRUCTION RUNOFF MAY NOT DRAIN INTO THE STORM-WATER CONVEYANCE SYSTEM.

**MIN. TREE SEP. DISTANCE:**

UNDERGROUND UTILITY LINES:	5 FT.
ABV. GND. UTILITY STRUCT.:	10 FT.
DRIVEWAYS (ENTRIES):	10 FT.
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS):	25 FT.
SEWER LINE:	10 FT.

**LANDSCAPE CALCULATIONS:**

PER MINI. CODE TABLE 142-04A, MULTIPLE DWELLING UNIT SITE, WORK EXCEEDING 1000 S.F.



**SITE DEVELOPMENT AREA DIAGRAM** N.T.S.

<b>LOT AREA:</b>	2,178 SF
<b>STREET YARDS:</b>	
REQUIRED ONE 24-INCH BOX TREE PER 30 FEET OF STREET FRONTAGE OR ONE 10' BROWN TRUNK HEIGHT PALM PER 20 FEET OF FRONTAGE.	26.16 FEET OF FRONTAGE = 1 TREE REQUIRED
<b>STREET YARD:</b>	TOTAL AREA: 547 SF
PLANTING AREA REQUIRED:	274 SF
PLANTING POINTS REQUIRED:	27 PTS
PLANTING AREA AS HARDSCAPE:	0 SF
<b>REMAINING YARD:</b>	TOTAL AREA: 331 SF
COMBINATION OF TREES AND SHRUBS POINTS REQUIRED:	60 PTS
TREES PROVIDED:	1
PROVIDED:	62 PTS
EXCESS POINTS PROVIDED:	2 PTS
PTS ACHIEVED THROUGH TREES:	30 PTS
EXCESS AREA PROVIDED:	-21 SF
EXCESS POINTS PROVIDED:	20 PTS

**LANDSCAPE KEY NOTES:**

- 1 POROUS PAVING BAND 2' WIDE
- 2 EXISTING CITY SIDEWALK TO REMAIN. IF DAMAGED DURING CONSTRUCTION, REPLACE WITH HISTORIC GRID PATTERN.
- 3 REMOVE EXISTING BRICK PAVERS FROM THIS AREA
- 4 NEW LOW RETAINING WALL (3'-0" MAX.) IN SAME LOCATION AS EXISTING 3' RETAINING WALL. ALIGN WITH NEIGHBORING PROPERTIES.
- 5 6' TALL WOOD PROPERTY LINE FENCE
- 6 AREA OF 5' WIDE ALLEY IRREVOCABLE OF DEDICATION
- 7 DECORATIVE OPEN FENCING, 3'-0" HIGH MAX.
- 8 PALM IN REMAINING YARD SHALL BE EITHER A FEATHER PALM WITH A MINIMUM BROWN TRUNK HEIGHT OF 10' OR A FAN PALM WITH A MINIMUM BROWN TRUNK HEIGHT OF 20' IN ORDER TO ACHIEVE A MINIMUM OF 30 PTS.

**PLANT LEGEND**

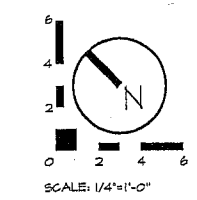
PROPOSED PLANT MATERIAL:	QTY. / % / SIZE	MATURE SIZE
<b>FEATHER PALMS</b> SUCH AS: 30' TALL X 15' WIDE (MATURE) SYAGRUS ROMANOFFIANUM PHOENIX DACTYLIFERA HOWEA FORSTERIANA	2 / 100% / 10' BTH	"QUEEN PALM" 50H X 20W "DATE PALM" 60H X 20W "PARADISE PALM" 60H X 20W
<b>CANOPY TREES</b> SUCH AS: 25' TALL X 25' WIDE (MATURE) FRUNUS CERASIFERA ERIOBOTRYA DEFLEXA EUCALYPTUS TORQUATA	1 / 100% / 24' BOX	"PURPLE LEAF PLUM" 25H X 25W "BRONZE LOQUAT" 20H X 20W "CORAL GUM" 20H X 20W
<b>HEDGE SHRUBS</b> SUCH AS: 6' TALL X 4' WIDE MATURE HT. LEPTOSPERMUM SCOPARIUM ROSMARINUS OFFICINALIS "TUSCAN BLUE" CARPENTERIA CALIFORNICA	4 / 100% / 5 GAL.	"NEW ZEALAND TEA TREE" 6H X 4W "TUSCAN BLUE ROSEMARY" 6H X 2W "BUSH ANEMONE" 5H X 5W
<b>GRASS-LIKE SHRUBS</b> SUCH AS: 3' TALL X 3' WIDE MATURE HT. PHORMIUM TENAX "BRONZE BABY" MULLENBERGIA RIGENS PHORMIUM TENAX	18 / 100% / 5 GAL.	"NEW ZEALAND FLAX" 3H X 3W "DEER GRASS" 4H X 4W "NEW ZEALAND FLAX" 3H X 3W
<b>FLOWERING SHRUBS</b> SUCH AS: 3' TALL X 3' WIDE MATURE HT. NESTINGIA FRUTICOSA "MORNING LIGHT" PITTOSPORUM GRASSIFOLIUM "COMPACTUM" BAGCHARIS "CENTENNIAL"	48 / 100% / 1 GAL.	"COAST ROSEMARY" 3H X 3W "SILVER PITTOSPORIUM" 3H X 4W NCN
<b>CLIMBING VINES</b> SUCH AS: MANDEVILLA "ALICE DU PONT" TRACHELOSPERMUM JASMINOIDES CALYSTEGIA MACROSTEGIA ALOE CILIARIS PELARGONIUM FELTATUM	5 / 100% / 5 GAL.	NCN "STAR JASMINE" "CALIFORNIA MORNING GLORY" "FENCIL ALOE" "IVY GERANIUM"
<b>FLOWERING GROUND COVER</b> SUCH AS: 12" TALL ARCTOTIS HYBRIDS OSTEOSPERMUM FRUTICOSUM GAZANIA RINGENS "SUNRISE YELLOW"	AS REQ'D 100%/ 1 GAL.	"AFRICAN DAISY" 12H X 12W "AFRICAN DAISY" 8H X 12W "GAZANIA"
<b>3" HIGH GROUND COVER</b> SUCH AS: LAWN PASPALUM VASINATUM FRAGARIA CHLOENIS DYMONDIA MARGARETAE	AS REQ'D 100%/ 50D	"SEASHORE PASPALUM" "BEACH STRAWBERRY" NCN
<b>PAVING MATERIAL</b> COLORED CONCRETE		
PERMEABLE PAVEMENT INVISIBLE STRUCTURES, INC. MODEL "GRAVELPAVEZ"		

**LEGEND:**

---	INDICATES PROPERTY LINE
---	INDICATES SETBACK LINE

**LANDSCAPE DESIGN STATEMENT:**

THIS MULTI-FAMILY LOT WILL BE IMMERSSED IN A LANDSCAPE THAT RESPECTS THE INTIMATE CHARACTER OF THIS LA JOLLA NEIGHBORHOOD. DROUGHT TOLERANT, NATIVE PLANTS WILL BE EMPLOYED TO FRAME THE EXISTING HOUSE AND GIVE IT MORE CURB APPEAL, WHILE VIEWS AND USABLE OPEN SPACE WILL BE PRESERVED. PRIVATE YARDS WILL BE DEFINED WITH FENCING, INCLUDING A DECORATIVE 3' HIGH WALL IN THE FRONT YARD. LOW LAYERED LANDSCAPING IN THE FRONT YARD WILL MAINTAIN VIEWS. THE SITE IS DESIGNED SO PARKING IS MAXIMIZED, WHILE VEHICULAR PAVING IS MINIMIZED, AND STRIPES OF POROUS MATERIAL WILL BREAK UP THE PARKING AREA. THE RESULTING LANDSCAPING WILL BEAUTIFY THE HOMES, PRESERVE VIEWS AND OPEN SPACE, AND CONFORM TO THE CITY OF SAN DIEGO GENERAL PLAN.



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 golba Architecture  
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 (619) 231-9905  
 fax: 655-750-3471

Project Address:  
 337-341 PLAYA DEL SUR  
 LA JOLLA, CA 92037

Project Name:  
 VISIN DUPLEX

Revision 14:  
 Revision 13:  
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 Revision 7:  
 Revision 6:  
 Revision 5:  
 Revision 4:  
 Revision 3:  
 Revision 2: 03-05-18  
 Revision 1: 02-14-18

Original Date: 03-24-12  
 Sheet 10 of 10

**LANDSCAPE DEVELOPMENT PLAN**

**L 1.0**

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE**  
**LA JOLLA COMMUNITY PLANNING ASSOCIATION**

**COMMITTEE REPORT**  
**For**  
**March 2013**

**March 12 2013 Present:** Collins, Costello, Grunow, Kane, Liera, Merten (Chairman Pro Tem), Welsh  
**March 19 2013 Present:** Benton (Chair), Collins, Costello, Grunow, Hayes, Kane, Liera, Welsh

**1. NON-AGENDA PUBLIC COMMENT 3/12/13**

**Welsh:** Asks if the project on Ivanhoe is being constructed as approved.

**Architect Horton** said no changes were made.

**Kane:** Asked about the construction at 1760 Soledad Rd. (Is it Process 1? Is it in the Shores area?)

**2. NON-AGENDA PUBLIC COMMENT 3/19/13**

**Kane:** Followed up on the construction at 1760 Soledad Ave with Chris Larson. It is being done by a ministerial permit. Paige Koopman said she is the Architect, they are mainly just adding a master bedroom, property line is OK

**3. SUBCOMMITTEE MOTION 3/19/13:** As Chairman Benton was unable to attend, motion to appoint Mr. Merten Chair Pro Tem.

(Costello/Kane 6-0-1)

In Favor: Collins, Costello, Grunow, Kane, Liera, Welsh

Oppose: 0

Abstain: Merten

Motion Passes

**4. PRELIMINARY REVIEW 3/12/13 & FINAL REVIEW 3/19/13**

Project Name: **VISIN DUPLEX**

337 Playa Del Sur St

Permits:

CDP

Project #: PO# 280069

DPM:

Jeffrey Peterson, (619) 446-5237

Zone: RM-3-7

[japeterson@sandiego.gov](mailto:japeterson@sandiego.gov)

Applicant: Sarah Horton, (619) 231-9905

**Scope of Work:**

(Process 2) Sustainable Expedite Program Coastal Development Permit to demolish an existing duplex and construct a 3,273 square foot duplex on a 0.04 acre site at 337 Playa Del Sur Street in the RM-3-7 Zone within the La Jolla Community Plan, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone.

**APPLICANT PRESENTATION 3/12/13** (Sarah Horton, Sasha Veron)

Zoned for medium to high density, RM-3-7. Allowed FAR = 1.8, proposed FAR = 1.48. Duplex units a) 3 bed, 2 bath, b) 2 bed, 2 bath. Code allows “zero setback” for certain distance on side yards.



**DISCUSSION 3/12/13:**

**Committee:** With zero setback, what do neighbors see? Blank walls, windows? How are neighbors' windows affected? How is privacy affected?

**Prof. Donna Blackmond** (Neighbor, 2 buildings away): *Handed out photos.* Her building is owner occupied. They are concerned about light, air flow, and loss of views.

**Joe Hayes** (Neighbor): Concerned about loss of privacy.

**Susan Hayes** (Neighbor): Concerned about placement of the roof deck, loss of privacy.

**Please provide for the FINAL REVIEW:**

- a. Please provide a topographic layout of how the block progresses westward.
- b. Please provide copies of the HRB Staff report for distribution.
- c. Can more of the Cape Cod Cottage/Beach Stone Style of the old building be incorporated into your new building?
- d. Please provide a handout with the sustainable expedite specifics.
- e. Please provide a streetscape elevation showing how the building relates to the neighbors.
- f. Please provide a study of views and privacy issues into/out of neighbors' property (i.e. windows and decks).
- g. Where are the adjacent neighbors' windows with respect to the proposed building?
- h. Please provide the SD City Municipal Code reference of the RM Zone for DPR Members.
- i. Please expand the site plan to include neighbors' setbacks and windows.
- j. Please explain compliance with the LJ Community Plan page 90 e, building height, slope or setback.

**APPLICANT PRESENTATION 3/19/13****Provided for FINAL REVIEW:** *Applicant response in italics*

- a) Please provide a topographic lay out of how the block progresses westward. *Provided a scale profile drawing of the block. The topographic presentation showed a 15 ft. East-to-West slope with the roofs generally stepping Westward.*
- b) Please provide the HRB Staff report (email to Chairman for distribution). *Historical Resource Technical Report by Scott Moomjian was emailed to DPR Members.*
- c) Can more of the Cape Cod Cottage/Beach Stone Style of the old building be incorporated into your new building? *The client wants a contemporary style. Keeping river rock wall.*
- d) Please provide a handout with the sustainable expedite specifics. *A handout was provided with 14 items.*
- e) Please provide a streetscape elevation showing how the building relates to the neighbors. *Included with "a."*
- f) Please provide a study of views and privacy issues into/out of neighbors' property (i.e. windows and decks). *One neighbor's bathroom (or kitchen) window will be obstructed. The middle roof will be lowered; the decking rails will be transparent glass. Just about everyone has a roof deck; all these roof decks are in an urban setting.*
- g) Where are the adjacent neighbors' windows with respect to the proposed building? *Demonstrated. One bathroom window blocked by zero setback.*
- h) Please provide the SD City Muni Code reference of the RM Zone to Chairman Benton for DPR Members. *By email, SD Mini Code Ch 13, Art 1, Div 4, pg 56, 57. Diagrams 131-04H and 131-04I.*
- i) Please expand the site plan to include neighbors' setbacks and windows. *Provided an aerial presentation of structures footprints, also showing setbacks. Proposed building will be 30 ft. back from street; will have less footprint than the current single structure. Overall height is 29 ft. 9 in. (Building will be a couple of feet higher than the current chimney.)*

La Jolla Development Permit Review Committee  
 Report – March 2013  
 Page 3 of 6

- j) Please explain compliance with the LJ Community Plan page 90 e. *(Topo error, should be pg. 90 c) Transition between old and new. They are using off-setting planes, roof lines; building will be set back 30ft from the street.*

**Joseph Hayes Letter:** reply by Horton.

- 1) Reduce building height? *Middle roof will be lowered; deck railing will be transparent glass. Overall effective lowering of 3 ft. 6 in.*
- 2) Use street level for finish grade level? *Would create a hazard for entry to garage from alley.*
- 3) Eliminate roof deck? *Most neighboring buildings have a roof deck.*
- 4) Effect on airflow? *Hayes Quarters are 120 ft. away; should not bother them.*

#### DISCUSSION:

Comments by: **Prof Blackmond, Paul Palpolikowski, Mark Marieno, Mathew Edwards.**

**Heath Fox:** (Executive Director of LJ Historical Society) We recommended to the City that a historic review be done of this structure; never done. This is a 1920s craftsman architectural style cottage; we need to preserve it, as few remain. Request item be continued to allow a study. A full Historical report is needed to consider for a fully informed recommendation.

**Carol Olten:** Opposes demolition of this craftsman cottage.

**DPR Member** questions and comments were regarding privacy of neighbors' windows, building height, views from upper levels. There was much discussion on the lack of an appropriate historical study and the lack of adequacy of the submitted report for this vernacular style cottage. Some concerns were lack of documentation of the original cottages; conclusions drawn without supporting evidence. There was no review of the report by the LJHS. On a human scale, this craftsman cottage has a quiet, settling feel where someone wants to live there and have a sense of history.

**Continued at the Applicant's request.**

**Please Provide for FINAL REVIEW:**

- a) **More documentation from the HRB Staff, including original report Jan. 2010.**
- b) **Provide the evidence that supports the Report's conclusion that the structures have lost integrity.**
- c) **Please re-send the Reports, attachments, and other documentation.**

#### 5. PRELIMINARY REVIEW 3/12/13 & FINAL REVIEW 3/19/13

Project Name: **FEINSWOG RESIDENCE**

1250 Rhoda Dr

Permits:

CDP

Project #: PO# 308280

DPM:

Jeanette Temple, (619) 557-7908

Zone: RS 1-7

JTemple@sandiego.gov

Applicant: Paige Koopman, (858) 459-1300

Scope of Work:

(Process 2) La Jolla Coastal Development Permit to demolish an existing single-family residence and construct a three-story, 5,542 square foot single-family residence with detached four car garage with pool cabana and lot line adjustment located at 1250 Rhoda Drive. The site is in the RS-1-7, Coastal (non-appealable 2) and Brush Mgmt zones in the La Jolla Community Plan.

**APPLICANT PRESENTATION 3/12/13 (Paige Koopman)**

**Please provide for the FINAL REVIEW:**

- a. Please provide a topographic map with details highlighted, thicker lines, colored landscaping.
- b. Provide elevations on one drawing, two cross-sections through the topo map (exact heights not required).
- c. Please provide SD City Municipal Code ref., or explain why the retaining walls and buildings are not too close as to be over height.
- d. Please provide photos looking up Rhoda Dr. and Cabrillo to help understand if the area has an urban or rural appearance.
- e. Provide assessor’s parcel map to compare the typical lot sizes in the neighborhood, across street too.
- f. Please indicate the footprint outline of the largest house that could be constructed on the smaller lot, could be 2 levels, what sq. ft.?
- g. Provide grading plan.
- h. Please provide site plan with the two homes next door.
- i. Please provide more details about raised-seam roofing material combination solar panels.

**APPLICANT PRESENTATION 3/19/13 (Paige Koopman)**

**Provided for the FINAL REVIEW: *Applicant response in italics***

- a. Please provide a topographic map with details hi-lighted, thicker lines, colored landscaping. *A clear drawing was provided.*
  - b. Provide elevations on one drawing, two cross-sections through the topo map (exact heights not required). *Provided.*
  - c. Please provide SD City Municipal Code ref. or explain why the retaining walls and buildings are not too close to be over height. *Changes made to correct; the retaining wall will be separated by 6 ft.*
  - d. Please provide photos looking up Rhoda Dr. and Cabrillo to help understand if the area has an urban or rural appearance. *A complete photo survey provided showing each house, parcel map, topo map.*
  - e. Provide assessor’s parcel map to compare the typical lot sizes in the neighborhood, across street too. *Provided with the above “d”.*
- |  | <u>Neighborhood Lot Sizes, sq. ft.</u> | <u>House Sizes, sq. ft.</u> |
|--|----------------------------------------|-----------------------------|
|  | <i>Min.</i>                            | <i>4,499</i>                |
|  | <i>Max</i>                             | <i>63,597</i>               |
- f. Please indicate the footprint outline of the largest house that could be constructed on the smaller lot, could be 2 levels, what sq. ft.?  
*At max FAR, 0.59, it would be 2,951 sq. ft. (2,854 sq. ft. was shown as example.)*

	<u>Existing, sq. ft.</u>	<u>Proposed, sq. ft.</u>
<i>“Larger Lot”</i>	<i>7,464.28</i>	<i>10,247.61</i>
<i>“Smaller Lot”</i>	<i>7,785.16</i>	<i>5,001.83</i>
<i>Larger House</i>	<i>1,617</i>	<i>5,542</i>
<i>Smaller house</i>	<i>487</i>	<i>487 (*may need to add a room so may be +/- 700 sq. ft.)</i>

*\*Since RS-1-7 Zone, the City may ask for a room to be added.  
 The City did wonder if more parking was required for the smaller lot. Not required.*

- g. Provide grading plan. *Provided.*
- h. Please provide site plan with the two homes next door. *Provided.*
- i. Please provide more details about raised seams roofing material combination solar panels. *Given a manufacturer’s flyer.*

**SUBCOMMITTEE MOTION: Findings can be made for a Coastal Development Permit to demolish an existing single-family residence and construct a three-story, 5,524 sq. ft. single-family**



residence, with detached four car garage, with pool cabana and lot line adjustment, located at 1250 Rhoda Dr.

(Hayes/Collins 7-0-1)

**In Favor:** Collins, Costello, Grunow, Hayes, Kane, Liera, Welsh

**Oppose:** 0

**Abstain:** Benton, as Chair

**Motion Passes**

## 6. PRELIMINARY REVIEW 3/12/13

Project Name: **HOPE VARIANCE**

8001 Ocean Street

Project #: PO# 289049

Zone: LJPD-5

Applicant: Ron Despojado, (619) 221-8285

Permits:

CDP and Variance

DPM:

William Zounes, (619) 687-5942

wzounes@sandiego.gov

Scope of Work:

(Process 3) Coastal Development Permit & Variance to allow reduced front & side yard setbacks and garage encroachment into ROW; allow 2<sup>nd</sup> floor roof deck & basement garage additions to an existing free-standing condo unit in a four-unit development located on 0.07-acre site at 8001 Ocean St, in the LJPD-5 Zone of the La Jolla Planned Dist. Overlays: Coastal N-APP-2, Coastal Height, Parking Impact, Res Tandem Parking.

**APPLICANT PRESENTATION 3/12/13** (Ron Despojado)

**DISCUSSION 3/12/13:**

**Lisa Breuninger:** Presented a 28-page handout from the Ocean Lane HOA and presented their objections to the project.

**Committee:** Suggested the HOA could request historic designation as a mini-district.

**Please provide for the FINAL REVIEW:**

- Please provide copies of the four findings for a Variance in writing, for distribution to DPR Members.
- Please provide an exhibit with an aerial view showing the relationship of the adjacent buildings.
- Please provide the HRB Staff report for distribution to DPR Members.

## 7. PRELIMINARY REVIEW 3/12/13 & FINAL REVIEW 3/19/13

Project Name: **MORREALE RESIDENCE**

1644 Crespo

Project #: PO# 284175

Zone: RS-1-5

Applicant: Brooke Papier, (858) 449-5262, Conrado Gallardo (858) 442-2358

Permits:

CDP

DPM:

Morris Dye, (619) 446-5201

mdye@sandiego.gov

Scope of Work:

(Process 2) A Coastal Development Permit to construct a 700 square-foot, detached guest quarters, on a 0.20-acre site containing a single family residence located at 1644 Crespo Drive in the RS-1-5 Zone, within the La Jolla Community Plan Area, the Coastal Overlay (non-appealable), the Coastal Height Limit, the Residential Tandem Parking, and Transit Area overlays.

**APPLICANT PRESENTATION 3/12/13 (Conrado Gallardo)**

The Project doesn't involve any work on the Historic residence. All work will be for an accessory building, off Kearsarge Rd. It will be a detached garage with guest quarters above, a bath, and no kitchen. No connection to the main house.

**Please provide for the FINAL REVIEW:**

- a. Please alter garage driveway to provide the required safety visibility triangle.
- b. Can the garage door be made transparent to match the main house?
- c. Please provide a street scene photograph and demonstrate how the fence works with the project. Also, how does the garage work with the project?
- d. Can you provide more articulation or architectural motif to the garage to avoid the "box on a box" look? Sloped roof, etc.?
- e. Please provide a street view showing the proposed garage with the existing house in the background. (Could be done on the same illustration as "c" above.)

**APPLICANT PRESENTATION 3/19/13 (Conrado Gallardo)**

**Applicant Presentation:** The Project doesn't involve any work on the Historic residence. All work will be for an accessory building, off Kearsarge Rd. It will be a detached garage with guest quarters above, bath, no kitchen. No connection to the main house.

**Provided for the FINAL REVIEW: *Applicant response in italics***

- a. Please alter garage driveway to provide the required safety visibility triangle. *Building pushed back into hillside to provide 10 ft. for visibility triangle.*
- b. Can the garage door be made transparent to match the main house? *Will use the same door as the main house.*
- c. Please provide a street scene photograph and demonstrate how the fence works with the project. Also how does the garage work with the project? *Shown drawings and photos*
- d. Can you provide more articulation or architectural motif to the garage to avoid the "box on a box" look? *Changed the finish. Sloped roof? Can't slope roof since the max height for accessory structure is 15 ft.*
- e. Please provide a street view showing the proposed garage with the existing house in the background. (Could be done on the same illustration as "c.") *Done.*

**SUBCOMMITTEE MOTION: Findings can be made for a Coastal Development Permit to construct a 700 square foot detached guest quarters, on a 0.20-acre site containing a single-family residence located at 1644 Crespo Drive.**

**(Collins/Hayes 7-0-1)**

**In Favor: Collins, Costello, Grunow, Hayes, Kane, Liera, Welsh**

**Oppose: 0**

**Abstain: Benton, as Chair**

**Motion Passes**

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE  
 LA JOLLA COMMUNITY PLANNING ASSOCIATION**

**COMMITTEE REPORT**

**For  
 April 2013**

**April 9 2013 Present:** Benton (Chair), Collins, Costello, Grunow, Kane, Liera

**April 16 2013 Present:** Collins, Costello, Grunow, Kane (Chair Pro Tem), Liera, Merten

**1. NON-AGENDA PUBLIC COMMENT 4/9/13**

**David Little:** Provided a 6-page handout regarding the 30-foot Height Limit. Proposition D is not based on a measurement to the finished grade as still widely believed today. This myth was propagated by Development Services 20 years ago, but still plagues us today. Using the finished grade produces a variable measurement point and this violates the intent of Proposition D.

**Costello:** The project at 6604 Muirlands came to us in 2010, it was very contentious. At the LJCPA, neighbors reported that a very important part of the project and eventual approval, the driveway, is not constructed as promised/permited.

**2. SUBCOMMITTEE MOTION 4/9/13:** As Chairman Benton recused himself for the remainder of the meeting following presentation of Starbucks Torrey Pines, motion to elect Diane Kane Chair Pro Tem. (Costello/Benton 5-0-0)

In Favor: Benton, Collins, Costello, Grunow, Liera

Oppose: 0

Abstain: Kane

Motion Passes

recorder setting 0001 00 42 40

**3. PRELIMINARY REVIEW 4/9/13 & FINAL REVIEW 4/16/13**

Project Name: **STARBUCKS TORREY PINES**

1055 Torrey Pines

Permits:

CDP, SDP

Project #: PO# 310878

DPM:

Jeannette Temple, (619) 557-7908

Zone: Zone 2

jtemple@sandiego.gov

Applicant:

Elisabeth Valerio, (323) 954-8965

Scope of Work:

(Process 3) Coastal Development Permit and Site Development Permit for outdoor patio seating of approximately 1,099 square feet, for an existing Starbucks in an existing commercial building at 1055 Torrey Pines Road in Zone 2 of La Jolla Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Ht Limit, Transit Area.

**APPLICANT PRESENTATION 4/9/13:** (Elisabeth Valerio)

**DISCUSSION:** DPR Members discussed the inadequate design of the current parking lot. Expressed the opinion this is the opportunity to improve the parking lot and its circulation. This is needed as a Starbucks usually has a great deal of traffic. Parking on Virginia Way is All Day, it should be One Hour since the commercial area needs turn-over.

**APPLICANT PRESENTATION 4/16/13:** (Elisabeth Valerio)**Provided for FINAL REVIEW:** *Applicant response in italics*

- a. Please improve the parking lot and circulation design. Indicate parking relationship to building, curb cuts, and the number of spaces. *Revised plan shown. Required parking spaces, 23; providing 38.*
- b. Please indicate turning movements of cars onto Torrey Pines Rd and Virginia Way. *Done*
- c. Please show the relationship of the flower shop, traffic circulation. *Done*
- d. Indicate loading zones and trash pickup. *Done*
- e. Provide accurate drawings to indicate current site situation, and updated proposed plans. *Done*

**Please provide for FINAL REVIEW on 05/14/2013:**

- a. Please indicate path of pedestrian travel from Bloomers to the deck.
- b. Provide a clearer exhibit showing ADA handicapped parking, the sidewalks, and path of travel to office and commercial spaces.
- c. Please provide a statement from the City that the ADA path of travel around the building is adequate.
- d. Please close the driveway from Torrey Pines Rd to Bloomers, use space for parking.

recorder setting 02 01 36 07

**4. PRELIMINARY REVIEW 4/9/13\***

*\*This project qualifies for a Coastal Exemption. The applicant requested a Courtesy Review and Vote.*

**Project Name: GIRARD VILLAGE COLLECTION**

Project Name:	7438-7470 Girard Ave.	Permits:	CDP
Project #:	317104	DPM:	Cherlyn Cac, 619-446-5293
Zone:	LJPD-1		CCac@sandiego.gov
		Applicant:	Paul Benton, (858) 459-0805

**Scope of Work:**

Coastal Development Permit for project to remodel the existing building façade, create outdoor café areas and remodel second story offices to apartments in an existing commercial building at 7438-7470 Girard Ave., in Zone 1 of La Jolla Planned District within the La Jolla Community Plan, Coastal Overlay, Coastal Ht Limit, Coastal Parking Impact, Residential Tandem Parking, Transit Area overlay.

**APPLICANT PRESENTATION 4/9/13:** (Jim Alcorn, Paul Benton)

*The City DPM and the Applicant believe the project could be exempt from the requirement for a Coastal Development Permit, and the project could be done with ministerial processing. The DPR is asked to give Community input.*

*Mixed Use. No change in use. As a whole site, the intensity of use does not change. Upstairs, current office space will be converted to 4 small studio apartments averaging about 600 sq. ft. each. Stairs only, no elevator. Remainder of upstairs office space stays office use.*

*Apts 1.25 spaces /unit = 5 parking spaces. 1.7 parking spaces/ 1,000 sq. ft. commercial*

*Parking. 51 spaces on the property and next door, both same owner. Parking was previously approved by NUP, non-conforming today.*

**SUBCOMMITTEE MOTION:** to combine the Preliminary and Final Reviews.

(Collins/ Liera 5-0-0)

In Favor: Collins, Costello, Grunow, Kane, Liera

Oppose: 0

Abstain: 0

Motion Passes

**SUBCOMMITTEE MOTION:** To endorse the project's exemption from requiring a Coastal Development Permit, the Project is a good example of using an existing building, reducing the intensity of use, and enhancing the façade.

(Liera / Collins 5-0-0)

In Favor: Collins, Costello, Grunow, Kane, Liera

Oppose: 0

Abstain: 0

Motion Passes

recorder setting 0001 01 03 48

**5. PRELIMINARY REVIEW 4/9/13\* (PREVIOUSLY REVIEWED 2/19/2013.)**

*\*This project qualifies for a Coastal Exemption. The applicant requested a Courtesy Review and Vote.*

Project Name: **THE PLAZA**

7863 Girard Ave.

Permits: CDP

Project #: PO# 315006

DPM: Cherlyn Cac, 619-446-5293

Zone: LJPD-1

CCac@sandiego.gov

Applicant: Paul Benton, (858) 459-0805

Scope of Work:

Remodel entrance areas, walks, and interior public spaces in an existing 2-story building on a 0.27 acre site at 7863 Girard Avenue in Zone 1 of La Jolla Planned District within the La Jolla Community Plan.

**APPLICANT PRESENTATION 4/9/13:** (Jim Alcorn, Paul Benton)

*The City DPM and the Applicant believe the project could be exempt from the Coastal Act, a CDP, and the project could be done with ministerial processing. The DPR is asked to give Community input.*

*This is the former Jack's building. Will be converted to 3 separate buildings, public open space separating buildings, an elevator tower at the Girard entry. Tower not completely designed yet.*

*Sidewalks will be repaved with patterned concrete, the interior space will have tile. Will remove outside tables on the sidewalk. Sometime later, the valet parking could return.*

**DISCUSSION:** The Committee discussion centered on the removal of the sidewalk tables, not increasing intensity of use, maybe lessening, removing the Jack's awnings, enhancements. Enhanced paving. No big changes. Asked that the color palette be consistent with the Athenaeum. Tower design was an issue. Nothing to trigger a CDP.

**SUBCOMMITTEE MOTION:** To endorse the project's exemption from requiring a Coastal Development Permit, as the buildings will remain, and there is a de-intensification of use, and there is enhancement without a change in use.

(Liera / Collins 5-0-0)

In Favor: Collins, Costello, Grunow, Kane, Liera

Oppose: 0

Abstain: 0

Motion Passes

recorder setting 0001 01 22 47

**Please provide for FINAL REVIEW:**

- Please provide tower design in final form.
- Provide a color palette considering relationship to neighboring buildings (Athenaeum?).
- Provide a landscape plan.
- Show a paving plan.

**6. PRELIMINARY REVIEW 4/9/13\***

*\*This project qualifies for a Coastal Exemption. The applicant requested a Courtesy Review and Vote.*

Project Name: **SUR LA TABLE-GIRARD**

7643-7645 Girard Ave.	Permits:	DEH, Building Permit
Project #: 320612	DPM:	Bryan Hudson
Zone: LJPD-1	Applicant:	Paul Benton, (858) 459-0805

Scope of Work:

Health Department Review and Building Permit for commercial tenant improvement combining two existing retail spaces into a single space of 6,557 sf of retail, cooking classroom area and accessory spaces within an existing building at 7643-7645 Girard Ave. Located in Zone 1 of La Jolla Planned District within the La Jolla Community Plan.

**APPLICANT PRESENTATION 4/9/13: (Jim Alcorn, Paul Benton)**

*The City DPM and the Applicant believe the project could be exempt from the Coastal Act, a CDP, and the project could be done with ministerial processing. The DPR is asked to give Community input. Converting the old furniture store to a cooking school. Removing non-compliant awnings, removing gratings. Parking access from the alley. 6,600 sq. ft. x 1.7 = 12 parking spaces. Have 10 parking spaces currently grandfathered, but not making it worse.*

**SUBCOMMITTEE MOTION:** to combine the Preliminary and Final Reviews.

(Collins/ Grunow 5-0-0)

In Favor: Collins, Costello, Grunow, Kane, Liera  
Oppose: 0  
Abstain: 0  
Motion Passes

**SUBCOMMITTEE MOTION:** To endorse the project's exemption from requiring a Coastal Development Permit based on the improvement and enhancement for the front façade, no intensification of use, and retaining the existing building's use.

(Grunow / Costello 5-0-0)

In Favor: Collins, Costello, Grunow, Kane, Liera  
Oppose: 0  
Abstain: 0  
Motion Passes

recorder setting 0001 01 36 23

**7. FINAL REVIEW 4/16/13 (PREVIOUSLY REVIEWED 3/12/2013, 3/19/2013)**

Project Name: **VISIN DUPLEX**

337 Playa Del Sur St	Permits:	CDP
Project #: PO# 280069	DPM:	Jeffrey Peterson, (619) 446-5237
Zone: RM-3-7		japeterson@sandiego.gov
	Applicant:	Sarah Horton, (619) 231-9905

Scope of Work:

(Process 2) Sustainable Expedite Program Coastal Development Permit to demolish an existing duplex and construct a 3,273 square foot duplex on a 0.04 acre site at 337 Playa Del Sur Street in the RM-3-7 Zone within the La Jolla Community Plan, Coastal Overlay Zone (Non-Appealable Area 2), Coastal

Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone.

**APPLICANT PRESENTATION (Sasha Varon, Sarah Horton)**

**Provided for FINAL REVIEW: *Applicant response in italics***

- a) More documentation from the HRB Staff, including original report Jan. 2010.
- b) Provide the evidence that supports the Report's conclusion that the structures have lost integrity.
- c) Please re-send the Reports, attachments, and other documentation.

**DISCUSSION:**

Prof Blackmond's letter read aloud requesting a continuance to allow John Eisenhart and Ron May the opportunity to write an independent report. Support for a Continuance was expressed since not hearing counter-arguments could be reason for an appeal to the California Coastal Commission, also the LJCPA needs our recommendation based on complete information, and not hearing the neighbors' consultant's report would be a reason to pull this project from the LJCPA Consent Agenda, causing delays. DPR Members asked that the report be available before the next DPR Meeting and the authors and Scott Moomjian present their best reports, and that this be ASAP, i.e. at the next DPR Meeting. The Applicant's Architects agreed to this strategy for a resolution and asked for a Continuance until 14 May.

recorder setting 02 00 31 25

**8. ACTION ITEM 4/9/13: Adoption of DPR Committee Exhibit Requirements**

Chairman Paul Benton agreed to synthesize a combined document from the draft dated December 19, 2012 with the 2011 Document and the information format used by the Island Architects statistics sheet.

recorder setting 0001 01 52 54

**9. ACTION ITEM 4/16/13: Adoption of DPR Committee Exhibit Requirements**

See attached draft dated December 19, 2012, Benton's Document, Island Arch. Statistics Sheet

**Discussion:**

Add date original structure built, sq. ft., and number of levels. Ask for site plan. Floor plan, major elevations, show adjacent property. For commercial projects, show pedestrian access, automobile access, and parking.

Post the Exhibit Requirements on the CPA website. (Send to DSD Project Managers?)

Reduce the size of the document, to one page?

Suggestion that we approve the Exhibit Requirements, get it into circulation and improve it as we get feedback.

**SUBCOMMITTEE MOTION:** To approve the Exhibit Requirements and continue refinements.

(Collins/Costello 6-0-0)

In Favor: Collins, Costello, Grunow, Kane, Liera, Merten,

Oppose: 0

Abstain: 0

Motion Passes

recorder setting 02 02 17 53

**DPR Committee Exhibits (Draft: DK, December 19, 2012)**

Dear Applicants:

The Development Permit Review Committee of the La Jolla Town Council and the La Jolla Community Planning Association will review your development plans for completeness and compliance with the all relevant permits and regulations required under the **San Diego Land Development portion of the Municipal Code**.

We will also review your project for its ability to fulfill the long-range vision in the **La Jolla Community Plan**. This is the most important part of our review. We have to assess your proposed project's "consistency with the scale and character of the community. To that end, we will review your project for compatibility with its neighborhood context and geographical setting. That includes assessing the "constraints and opportunities" of the site, its topography, marine, coastal and canyon views, vegetation, bulk and scale of adjacent properties, and privacy concerns of neighbors. We want to know how your proposal will enhance your neighborhood, strengthen its existing character and add to the public realm as experienced from the street, sidewalk and public locations from which it can be viewed in the immediate vicinity.

To expedite your review and provide the greatest amount of disclosure to the general public during the development phase of your project, please provide the following exhibits, as applicable, for the committee:

1. Project concept drawings.
  - a. Large scale, uncluttered presentation drawings of the major elevations of your project.
  - b. Add color and enlarge and embolden the lettering and relevant measurements to a size that can be easily read from a distance of 15-20 feet.
  - c. Add indications of the maximum allowable building envelope for your property. Delineate the 30' height limit allowable in the coastal zone, and indicate the lowest and highest points for your measurements, existing and finished grades.
  - d. Enhance line weight and shade your drawings to indicate plane articulation, wall and window depth, change of building materials or other features that articulate the façade.
2. Materials board or other information regarding exterior treatment.
3. Landscape concept plan. Follow instructions for drawings in #1.
4. Neighborhood bulk and scale analysis.
  - a. Provide plot plan that indicates size of lots within a two block radius of your property (obtainable from Google Earth, Apple Maps, Zillow or other online source.)
  - b. Add footprints of existing structures. Include the footprint of your project in a visible red color.



- c. Add your project to the exhibit to approximate its bulk and scale in relationship to the general neighborhood. If there is an existing building on your lot, indicate both existing and proposed new construction so they can be analyzed for change to the neighborhood. Show photos of the existing building.
  - d. Provide spreadsheet with lot square footage, improvement square footage and FAR for area indicated on map.
  - e. Calculate same numbers for your project and note where it falls in the continuum of your study area.
5. Adjacent property compatibility analysis.
  - a. Provide scaled cross sections that note the location and profile of your project and its relationship to its closest neighboring structures. This may be next door, across the street, or both. Show changes in elevation between your property and others.
  - b. Include the location of relevant walls, fences, vegetation, secondary structures, easements and view corridors. Show same in conjunction with adjacent properties, and the public right of way.
6. Streetscape compatibility analysis.
  - a. Provide a scaled image of the street frontage on your block and indicate how your project will fit into the existing neighborhood context. This can be accomplished in a photo collage or concept drawing. The appearance of your project (building design massing, landscape, fencing) should be carefully represented and inserted into the existing streetscape.





THE CITY OF SAN DIEGO

Date of Notice: April 18, 2013

# NOTICE OF DECISION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order No. 24002649.

**APPROVAL TYPE(S):** COASTAL DEVELOPMENT PERMIT;  
 ENVIRONMENTAL EXEMPTION  
**PROJECT NAME/NUMBER:** VISIN DUPLEX / NO. 280069  
**APPLICANT:** SARAH HORTON  
  
**COMMUNITY PLAN AREA:** LA JOLLA  
**COUNCIL DISTRICT:** 1  
  
**CITY PROJECT MANAGER:** Jeffrey A. Peterson, Development Project Manager  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153  
**PHONE NUMBER/E-MAIL:** (619) 446-5237 / [JAPeterson@saniego.gov](mailto:JAPeterson@saniego.gov)

On April 18, 2013, Development Services Staff APPROVED an application for a Process Two Coastal Development Permit (CDP) to demolish an existing duplex and construct a 3,273 square foot duplex on a 0.04 acre site. The proposed project will conform to the Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The property is located at 337 Playa Del Sur Street in the RM-3-7 Zone within the La Jolla Community Plan, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Council District 1. If you have any questions about this project, the decision, or wish to receive a copy of the resolution approving or denying the project, contact the City Project Manager above.

The decision by staff can be appealed to the **Planning Commission** no later than twelve (12) business days of the decision date. See Information Bulletin 505 "Appeal Procedure", available at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services) or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101. Please do not e-mail your appeal as it will not be accepted. The decision of the Planning Commission is final.

The final decision by the City of San Diego is not appealable to the California Coastal Commission. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

This project was determined to be categorically exempt from the California Environmental Quality Act on March 25, 2013 and the opportunity to appeal that determination ended April 16, 2013.

This information will be made available in alternative formats for persons with disabilities upon request.

cc: Tony Crisafi, Chair of the La Jolla Community Planning Association (via email)

BC: Interested Persons (via email)



City of San Diego  
 Development Services  
 1222 First Ave. 3rd Floor  
 San Diego, CA 92101  
 (619) 446-5210

# Development Permit/ Environmental Determination Appeal Application

FORM  
**DS-3031**  
 OCTOBER 2012

See Information Bulletin 505, "Development Permits Appeal Procedure," for information on the appeal procedure.

**1. Type of Appeal:**

- Process Two Decision - Appeal to Planning Commission
- Process Three Decision - Appeal to Planning Commission
- Process Four Decision - Appeal to City Council
- Environmental Determination - Appeal to City Council
- Appeal of a Hearing Officer Decision to revoke a permit

**2. Appellant Please check one**  Applicant  Officially recognized Planning Committee  "Interested Person" (Per M.C. Sec. 113.0103)

Name: **Tony Crisaf, President, La Jolla Community Planning Association** E-mail Address: **tcrisaf@standarchitects.com**  
 Address: **7626 Herschel Avenue** City: **La Jolla** State: **CA** Zip Code: **92037** Telephone: **(858) 456-0351**

**3. Applicant Name (As shown on the Permit/Approval being appealed). Complete if different from appellant.**

**Sarah Horton**

**4. Project Information**

Permit/Environmental Determination & Permit/Document No.: **CDP/CatEx - Project No. 280069** Date of Decision/Determination: **April 18, 2013** City Project Manager: **Jeffrey Peterson**

Decision (describe the permit/approval decision): **Conforms to Council Policy 900-14 by generating 50% more photovoltaic energy than consumed on site.**

MAY-06-2013

**5. Grounds for Appeal (Please check all that apply)**

- Factual Error
- Conflict with other matters
- Findings Not Supported
- New Information
- City-wide Significance (Process Four decisions only)

**Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)**

The Visin Duplex Project was reviewed by the Development Permit Review Committee, comprised of 5 members each from the La Jolla CPA and the La Jolla Town Council, on March 12 and 19, 2013 and April 16, 2013. Although it was found to comply with all requirements for a Sustainable Expedite Permit, reasonable doubt remained regarding the accuracy and completeness of a historical technical report that concluded the existing 1920s cottage on the site was not historic due to a loss of integrity. By a 6-0 vote, the DPR Committee granted neighbor Donna Blackmond's Request for a Continuance until the May 14 meeting in order to provide new information regarding the property's integrity, historical context and ability to meet at least one HRB designation criteria. Both parties agreed to return in May with additional material to address informational gaps and inconsistencies that did not support the report's conclusions. Since the LJCPA has not yet completed its review, City staff approval of the project at this time is premature. The LJCPA respectfully requests that its rights to complete project review and speak for the community be upheld. Should new information indicate the subject property appears to meet HRB designation criteria, the DPR would recommend to the LJCPA that it be reviewed by the HRB to determine its historical status. A non-designation would enable the project to proceed as approved. However, a designation would require a redesign of the project and a new environmental document.

**6. Appellant's Signature:** I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature:  Date: **4/6/2013**

**Note: Faxed appeals are not accepted. Appeal fees are non-refundable.**

**Reset Button**





City of San Diego  
 Development Services  
 1222 First Ave. 3rd Floor  
 San Diego, CA 92101  
 (619) 446-5210

# Development Permit/ Environmental Determination Appeal Application

**FORM**  
**DS-3031**  
 OCTOBER 2012

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- Process Two Decision - Appeal to Planning Commission
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- Environmental Determination - Appeal to City Council
- Appeal of a Hearing Officer Decision to revoke a permit

**2. Appellant** Please check one  Applicant  Officially recognized Planning Committee  "Interested Person" (Per M.C. Sec. 113.0103)

Name: La Jolla Historical Society E-mail Address: leslie@davismarketing.net  
 Address: PO Box 2085 City: La Jolla, CA State: Ca Zip Code: 92038 Telephone: 619-299-5957

**3. Applicant Name** (As shown on the Permit/Approval being appealed). Complete if different from appellant.

Sarah Horton - Visin Duplex - Project NO 280069

**4. Project Information**

Permit/Environmental Determination & Permit/Document No.:	Date of Decision/Determination:	City Project Manager:
Visin Duplex - Project NO 280069	April 18, 2013	Jeffery A Peterson

Decision (describe the permit/approval decision):

**5. Grounds for Appeal** (Please check all that apply)

- Factual Error
- Conflict with other matters
- Findings Not Supported
- New Information
- City-wide Significance (Process Four decisions only)

**Description of Grounds for Appeal** (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)

Conflicts with state and local law

New information related to historical significance

Errors included (Factual)

Unsupported findings

See backup info provided by Donna Blackmond  
 Visin Duplex NO: 280069

RECEIVED

MAY 06 2013

DEVELOPMENT SERVICES

**6. Appellant's Signature:** I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature: Leslie Davis Date: 5/6/13

**Note:** Faxed appeals are not accepted. Appeal fees are non-refundable.







City of San Diego  
 Development Services  
 1222 First Ave. 3rd Floor  
 San Diego, CA 92101  
 (619) 446-5210

# Development Permit/ Environmental Determination Appeal Application

**FORM  
 DS-3031**  
 OCTOBER 2012

See Information Bulletin 505, "Development Permits Appeal Procedure," for information on the appeal procedure.

**1. Type of Appeal:**

- Process Two Decision - Appeal to Planning Commission
- Process Three Decision - Appeal to Planning Commission
- Process Four Decision - Appeal to City Council
- Environmental Determination - Appeal to City Council
- Appeal of a Hearing Officer Decision to revoke a permit

**2. Appellant** Please check one  Applicant  Officially recognized Planning Committee  "Interested Person" (Per M.C. Sec. 113.0103)

Name: Donna G Blackmond E-mail Address: blackmond@scripps.edu  
 Address: 357 Playa del Sur Apt. 3 City: La Jolla State: PA Zip Code: 92037 Telephone: (858) 699-3376

**3. Applicant Name** (As shown on the Permit/Approval being appealed). Complete if different from appellant.

SARAH HORTON / VISIN DUPLEX / NO. 280069

**4. Project Information**

Permit/Environmental Determination & Permit/Document No.:	Date of Decision/Determination:	City Project Manager:
VISIN DUPLEX / NO. 280069	April 18, 2013	Jeffrey A Peterson

Decision (describe the permit/approval decision):

**5. Grounds for Appeal** (Please check all that apply)

- Factual Error
- Conflict with other matters
- Findings Not Supported
- New Information
- City-wide Significance (Process Four decisions only)

**Description of Grounds for Appeal** (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)

This appeal is based on the following considerations, as outlined in the attached sheets:

New information concerning historical significance

Conflict of interest in the project documentation

Factual errors in the applicant-produced historic resource analysis

Lack of due process, including notice

Conflict with state and local law

Findings not supported

RECEIVED

Documents attached include:

MAY 06 2013

1. Appeal letter from Donna Blackmond

2. Legacy 106 supporting letter

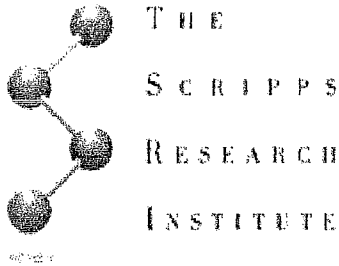
DEVELOPMENT SERVICES

3. Supporting letter from John Eisenhart

**6. Appellant's Signature:** I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature:  Date: May 6, 2013

**Note: Faxed appeals are not accepted. Appeal fees are non-refundable.**



Professor Donna G. Blackmond  
Department of Chemistry

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May 6, 2013

Jeffrey A. Peterson  
Development Project Manager  
Development Services Department  
Affordable/In-Fill Housing and Sustainable Buildings Expedite Program  
1222 First Avenue, MS 501  
San Diego, CA 92101

**RE: VISIN DUPLEX / NO. 280069 (337-341 Playa del Sur, La Jolla)**

Dear Mr. Peterson:

I appeal the decision of April 18, 2013, to approve a coastal development permit that will lead to the demolition of the 1926 vernacular cottage at 337 Playa del Sur and the 1928 Tudor style cottage at 341 Playa del Sur. The City recognizes the cottages as traditional cultural properties that require a discretionary Process Two Neighborhood Development Permit. One or both of the cottages warrants historic designation by the Historic Resources Board.

Please send notices regarding this appeal both to me at the above address and to my legal counsel, Susan Brandt-Hawley, via mail to PO Box 309, Glen Ellen, California, 95442 or via email to [susanbh@preservationlawyers.com](mailto:susanbh@preservationlawyers.com).

This appeal is based on factual error, new information, unsupported findings, and conflict with applicable regulations and ordinances and the California Environmental Quality Act (CEQA), all of which will be explained further at the hearing on the appeal.

My interest as a community member involved in historical preservation dates to my fifteen years living in Europe, where a deep respect for the past is widespread. Prior to moving to La Jolla, from 1999-2010 I owned and was involved in the loving restoration of a Grade II 1789-built Georgian merchant's house in Yorkshire, England, which included as a later addition – and also protected – additions and walled Victorian

Jeffrey A. Peterson  
May 6, 2013  
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gardens dating from 1838. I am by profession an engineer and an academic research scientist whose field of expertise goes even further back in history to probe the origin of life on earth, for which I was recently named a Simons Foundation Investigator, one of a group of only 15 scientists internationally to be so honored (<https://simonsfoundation.org/funding/funding-opportunities/life-sciences/simons-collaboration-on-the-origins-of-life/>).

I am an elected member of the US National Academy of Engineering. This is the highest honor of the engineering profession, bestowed on less than 0.1% of its members, a select group that in our own community includes Dr Pradeep Khosla, the new Chancellor of UCSD, as well as Dr Irwin Jacobs.

I give this personal background information to underscore the gravitas of this appeal and the considerations underlying it.

**1. The historicity of the two Playa del Sur cottages should be independently considered.**

The street-facing cottage at 341 Playa del Sur has not suffered significant loss of integrity as stated in the preliminary historical review. New information indicates that the cobblestone chimney of that cottage is likely original and that it is a significant historical feature. The claimed alterations to the cottages based on changes to shingles, doors, and windows are reversible or unsubstantiated.

The preliminary historical review confuses and interchanges in many places a number of aspects of the two cottages, including placement of chimneys and shingles. In fact, changes are primarily found on the rear cottage at 337 Playa del Sur. Further, it appears that windows were replaced following commencement of this project application, as photographs from 2010 are not consistent with all current conditions. Qualifications for historic designation must be considered from the 2010 photographs.

The new historic report by Ron May of Legacy 106, incorporated by reference into this appeal, provides significant new information regarding the cottages' historic integrity and qualifications for historic designation. The report points out that "since 2010, the Historical Resources Board created a category for La Jolla Beach Cottages ... We believe 337-341 Playa del Sur qualifies as a Beach Cottage in the Windánsea neighborhood of La Jolla. We note that architect Wayne Donaldson surveyed La Jolla and found this house to qualify as a potential contributor to a future historical district."

The disputed historic qualifications of 337 and 341 Playa Del Sur should now be accurately examined, separately, at public hearing before the Historic Resources Board.

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## 2. There are factual errors in the preliminary historic analysis.

The forensic analysis prepared by Golba Architecture concluded that one important contribution to the "significant loss of integrity" of the two properties relates to the age of the cobblestone chimney at 341 Playa del Sur. However, the report fails to provide supporting evidence, beyond conjecture, of either the age or the lack of originality of this feature. Yet throughout the report the conclusion that the chimney is not original is stated as a confirmed fact:

*"Along the main (north) elevation, the 341 Playa Del Sur building has a cobblestone chimney. This element was determined by Golba Architecture not to be original (See Attachment A.8)."*

The evidence provided for this conclusion is given in the following sentences in the report: "Sensitive removal of several cobblestones along the west and north sides of the chimney, and subsequent forensic analysis, indicates that the cobblestones as a whole, merely serve as a veneer for an original brick chimney underneath. ***The cobblestones, therefore, are not original*** (See Photos #20-21)." (Appendix, p. 26, bold and italics added.)

However, the fact that cobblestones cover the brick chimney does not support findings that those cobblestones are not original or that the cobblestones reduce the historic integrity of the chimney. To the contrary, there is considerable evidence that cobblestone veneering was common at the time the cottage was constructed, and the report itself makes this very point in several places: *"the style expanded explosively in popularity during the 1920s and 1920s (sic) as masonry veneering techniques allowed even the most modest examples to mimic closely the brick and stone exteriors seen on English prototypes."*

The report recommends that due to difficulty in removing cobblestones, no further analysis should be carried out *"in respect to the resource"*. And there is no estimate as to the date of the addition of the cobblestones to the chimney. ***There is thus no support for a conclusion that the cobblestones were not part of the original construction.***

Golba Architecture carried out the sole analysis leading to this conclusion. Golba Architecture has been engaged to design and construct the proposed new three-story modern duplex on the site. ***There is thus an apparent conflict as well as insufficient evidence to support its forensic conclusions.***

If the claimed loss of integrity based on the cobblestone chimney is discounted, as it should be, ***the Tudor cottage at 341 Playa del Sur meets San Diego's historic criteria and warrants HRB review and designation.*** The City's Historic Resources Register supports listing of resources that exemplify or reflect special elements of a



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community's or neighborhood's historical, cultural, aesthetic, or architectural development, among other things.

Here, even the project applicant's historic report recognizes a number of the Tudor cottage's special representative characteristics, including its steeply-pitched, side-gabled roof, massive chimney, and wooden exterior. It is an important part of La Jolla's beach cottage history; according to Legacy 106.

### **3. There has been a lack of due process.**

**CEQA.** The Notice of Decision for this project dated April 18, 2013, was sent to interested parties by email by yourself, Jeffrey A. Peterson. That email, which was our first notice, stated that it was determined to be categorically exempt from CEQA on March 25, 2013, and that the opportunity to appeal that determination had ended April 16, 2013. Neither the Development Services Department nor the applicants had otherwise informed the community of this decision; meaning that the appeal period ended prior to our being notified of the decision. I was informed that I did not receive the Notice of Right to Appeal because I had only requested receipt of the Notice of Decision. That does not comport with due process and a CEQA appeal should still be allowed.

Two days prior, on April 16<sup>th</sup>, the La Jolla Development Permit Review Committee agreed to postpone its decision on this matter to its May 14, 2013 meeting, in order to allow time for significant new findings concerning age and historical significance to be entered into the record.

The architects have presented a letter explaining their brazen decision to circumvent the community process, which they characterize as an *"amazingly disingenuous presentation of 'historic preservation.'"*

It is indeed a sad commentary on the present state of development services in San Diego, when neighbors' concern for their community is met with such implacable vitriol as is found in Sarah Horton's letter. This letter reads like a toddler's temper tantrum; at the first sign that the community wishes to engage in a cogent discussion of the facts in the case, the applicant displays a palpable, imperial impatience with the basic concept of due process. Permitting an applicant to bypass the local process sets a dangerous precedent, effectively nullifying the process as a whole.

The action to bypass the democratic local community process in this case provides a topical example demonstrating exactly why San Diego has been criticized so strongly for its gross failure to enforce historical requirements in permit evaluation. The recent California state audit (**Report 2012-109**, available at <http://www.auditor.ca.gov/>) found that the Development Services Department ***"did not collect sufficient information to ensure that all appropriate projects underwent reviews to determine whether the project sites possess historical resources."***

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Taking both the lack of supporting evidence for the conclusions of the preliminary historical review and the strong appearance of a conflict of interest in the current case, it is imperative for the sake of transparency in government that San Diego Development Services take extra care to ensure that this does not become yet another case to support the negative pattern that is criticized in the state audit.

Putting Ms. Horton's letter in perspective, it is simply a deeply distasteful attempt to deflect attention from the real issues, which the community has struggled against considerable resistance to resolve, and which I have laid out above:

- *lack of proper historical review*
- *clear conflict of interest*
- *considerable flaws in the applicants' process.*

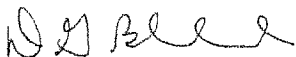
I strongly contest the implication in Ms. Horton's letter that community activism – if it falls contrary to her commercial interests – must naturally stem from dark and biased motives. But it must also be pointed out that it is completely independent from any question of motive, whether well-intentioned or nefarious, that the issues raised above are real, they remain in contest, and they must be resolved.

We cannot allow the basic and judiciously constructed community processes of a democratic society to be laid aside recklessly due to petulance and crude attempts to coerce outcomes.

I respectfully request that the decision on the coastal development permit be placed on hold until these issues can be addressed in a proper, respectful, thoughtful, and timely manner and that this appeal be heard as to the demolition as well as CEQA compliance. The entire matter should be referred for review to the HRB.

Thank you for your consideration.

With best regards,



Donna G. Blackmond  
Professor of Chemistry  
Member of the National Academy of Engineering



**HISTORIC HOUSE RESEARCH**  
**Historical Landmark Assistance**  
P.O. Box 15967 • San Diego, CA 92175  
Phone (619) 269-3924 • www.legacy106.com  
Cell (858) 729-4482

April 22, 2013

J.A. Peterson  
Development Project Manager  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

Subject: Visin Duplex-Project No. 280069 and 337-341 Playa del Sur.

Mr. Peterson,

The following letter report challenges the findings of the City of San Diego regarding the historical significance of 337-341 Playa del Sur and we support the appeal of the Notice of Decision on Visin-Duplex-Project No. 280069. The reasons for this challenge are as follows:

**Landmarking Criteria.** In order to be designated as a historically significant site the property must be 45 years old or older and have good architectural integrity. A historical study must show that the property meets at least one of the following City of San Diego historical designation criteria:

**A. (Community History)** *Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.*

**B. (Important Person)** *Is identified with persons or events significant in local, state or national history.*

**C. (Architectural Style)** *Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.*

**D. (Important Architect/Builder)** *Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.*

**E. (National Register)** *Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the California State Office of Historic Preservation for listing on the California Register of Historical Resources.*

**F. (Historical District)** *Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.*

This review focuses on Criteria A (La Jolla Beach Cottage Historic Context) and C, Architectural Integrity for 341 Playa del Sur, as we were unable to examine 337 Playa del Sur within the public view. Through most of this letter, we will refer to both houses because they contribute to understanding the La Jolla Beach Cottage Historic Context of the Windansea neighborhood.

**Integrity Standards for Landmarking.** The City of San Diego's Historical Landmarking Policy focuses on what can be seen from the sidewalk, or public view, and that view must present "good" integrity. Integrity is grounded in the property's physical features and how they convey its significance. In other words, why, where, and when a property was built is important. The degree to which changes impact the ability of a house to landmark is guided by whether or not the historic character of the property was retained and preserved.

Basically, the guidelines say that each property is recognized as a physical record of its time, place, and use. Some changes, if old enough, can achieve historical significance in their own right. For example, a range of time might be appropriate under Criterion A for the contributory role 337-341 Playa del Sur played in La Jolla beach cottages. And changes within that range of time would be acceptable for the story they contribute.

Ultimately, the question of integrity is answered by whether or not the property retains the **identity** for which it is significant. This means sufficient integrity exists to tell the story of the house. Assessment of integrity is very subjective, and the Historic Resources Board staff often does not agree with either City of San Diego staff or private consultants on making these subtle distinctions.

In evaluating a historic property, the City of San Diego uses the Secretary of the Interior's Standards for the Treatment of Historic Properties. You can find information about these standards at this website: [www.cr.nps.gov/HPS/tps/standards\\_guidelines.htm](http://www.cr.nps.gov/HPS/tps/standards_guidelines.htm). Part VIII of the National Register Bulletin provides guidance on how to evaluate the integrity of a property by outlining seven values or tests. These values are the property's **Location, Design, Setting, Materials, Workmanship, Feeling, and Association**.

That document asserts that a property must possess some, if not most, of these aspects in order to meet the National Register's threshold for integrity. Local jurisdictions use these aspects as guidelines, but often apply a less stringent threshold for local landmarking.

The steps to assess integrity are:

- Define the **essential physical features** that must be present for a property to represent its significance. (This is the list of the character defining features.)
- Determine whether the **essential physical features are visible** enough to convey their significance.



- Determine whether the property needs to be **compared with similar properties**. And,
- Determine, based on the significance and essential physical features, **which aspects of integrity** are particularly vital to the property being nominated and if they are present.

**Public View and Visibility.** In this case, Legacy 106, Inc. evaluates designation based on what can be seen of address 341 from the sidewalk on Playa del Sur. We conducted our site visit on April 17, 2013. The property owner blocked off access to the steps and we entered neighboring property to peer down the sides of the house, but never entered the property at 337-341 or 341 Playa del Sur.

**Project Impacts.** Changes to the front of the building after 1929 construction would be a concern for the Historic Resources Board and their staff. However, the **Visin Duplex Project application in 2010 is the point in time for the integrity analysis, and not how it appears today.**

In this regard, Diane Kane, Ph.D., provided us with a copy of the 2010 report prepared by attorney Scott Moomjian and project architect Tim Golba. We are not aware of Golba's qualifications under the *Secretary of the Interior's Standards*, but do not believe his is listed on the City of San Diego's List of Qualified Historical Consultants and as such, his qualifications for evaluating historical properties is challenged. We do note the 2010 photos of 341 Playa del Sur show divided light casement windows that are now gone and replaced by single pane windows. And Golba failed to evaluate the building based on the 2010 photos.

**Significant New Information.** The 2007 City Attorney Opinion concerning changes after application (in this case 2010) states: *It would promote unfair decisions and eviscerate a core function of the board if a permit applicant could avoid designation by altering or demolishing evidence supporting designation.*"

**A. Project Impacts After Application.** Application of the 2007 City Attorney Opinion to the 2010 Moomjian report.

The 2007 opinion of the City Attorney on a similar issue in Mission Hills guides Legacy 106, Inc. in considering **the impact of the change to be part of the Visin Duplex Project and not a valid integrity loss to 337-341 Playa del Sur.**

Therefore, the statements by Kelly Stanco regarding window integrity loss within the public view of 337-341 Playa del Sur are incorrect and this constitutes sufficient "**new information**" to reconsider Criterion C and, at the very least, send 341 Playa del Sur to the Historical Resources Board for a fair and public hearing.

**B. Incorrect Chimney Analysis.** The Moomjian report and Golba letter incorrectly interpret the 1929 chimney architecture as modern or changed, yet provide no credible proof of the statement. **In point of fact, mid to late 1920s chimney architecture involved creating a brick interior firebox and flue with ornamental stonework exterior.** The purpose of creating the brick interior was for a smooth lining with close fitting joints that served as a barrier/buffer to prevent combustible materials (like wood or

shingle or wall structure) from catching on fire. This need for smooth construction is not possible with cobblestones, so they were applied as an ornamental veneer. Legacy 106, Inc has observed this chimney architecture on partially demolished buildings on Jackdaw Street in Mission Hills and on Sylvester Road in Point Loma. This constitutes sufficient **“new information”** to reconsider Criterion C and send 341 Playa del Sur to the Historical Resources Board for a fair and public hearing.

**C. Incorrect Wall Shingle Analysis.** The Moomjian report and Golba letter failed to provide photographic evidence of the original dimensions of the shingle siding at 337 and 341 Playa del Sur, yet alleged the second layer of shingles that cover the walls constitute a loss of integrity. Legacy 106, Inc. shot photos of 341 Playa del Sur from the public view and blew up the images to show the two layers at the door and window surrounds. There was no evidence anyone removed the shingles to examine the originals beneath. There is no historical photo to prove the original shingles do not match those on the surface. **This is new information that requires reconsideration by City Staff and is reason to send 337-341 Playa del Sur to the Historical Resources Board for their determination.**

**D. Criterion A, La Jolla Beach Cottage Historic Context.** Since 2010, the Historical Resources Board created a category for La Jolla Beach Cottages under Criterion A. We believe 337-341 Playa del Sur qualifies as a Beach Cottage in the Windansea neighborhood of La Jolla. We note that Architect Wayne Donaldson surveyed La Jolla and found this house to qualify as a potential contributor to a future historical district. City Staff and the project applicant never raised 337-341 Playa del Sur as a contributor to this historic context under Criterion A. **This is new information that requires reconsideration by City Staff and is reason to send 337-341 Playa del Sur to the Historical Resources Board for their determination.**

These three architectural issues (window, wall shingle, and chimney) and the **La Jolla Beach Cottage Historic Context** constitute the **significant new information** on the primary Criterion A and C issues that qualify reconsidered for historical designation. These three issues are sufficient reason to challenge the Notice of Appeal, require reconsideration of Criteria A and C, and to send 337-341 Playa del Sur to the Historical Resources Board for a fair and public hearing.

The **architecturally defining features** at 337-341 Playa del Sur that are supportive of historic landmarking are:

1. **Original Footprint.** The Sanborn Fire Maps show the original footprint of the house.
2. **Front Gable Roof.** The pitch front gable roof with the eastern “cat slide” slope;
3. **Shake Shingle Roof.** The shake shingle roof;
4. **Cobblestone Chimney.** The cobblestone chimney, which is clearly marked on the 1949 Sanborn Fire Map as “ST CH,” meaning stone chimney;
5. **Wood Famed Multi-pane Windows.** The wood framed windows, especially the multi-pane casement windows shown in the 2010 applicant report photographs;
6. **Shingle Siding.** The two layers of shingle siding, both of which appear to match (or have not been proven not to match). The top layer is similar in design

*Interior's Standards for the Treatment of Historical Properties*, we find the workmanship on 341 Playa del Sur, as viewed from public property, is good.

**Feeling.** *Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.*

A person walking down Playa del Sur can experience an historical sense and feel for the 1920s-1940s Windansea and La Jolla neighborhood. This house contributes to that feeling, based on the structural massing, use of vernacular shingle and cobblestone, and their general variation of beach styles. The Feeling aspect is excellent.

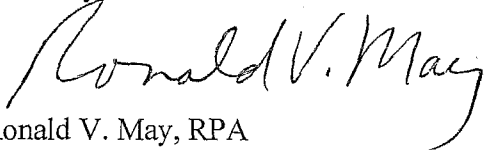
**Association.** *Association is the direct link between an important historic event or person and a historic property.*

This category is unevaluated by Legacy 106, Inc..

**Conclusion.** This house meets six of the seven aspects of integrity, with the Association element unevaluated. Thus, the house meets a majority of the aspects and meets the *Secretary of the Interior's Standard* for minimally acceptable integrity. We highly recommend the City of San Diego reconsider their findings concerning Criterion A and C and place 337-341 Playa del Sur on the agenda of the Historical Resources Board for a fair and public hearing on the eligibility for historical designation.

Thank you for the opportunity to evaluate and comment on the architectural integrity of 337-341 Playa del Sur.

Sincerely,



Ronald V. May, RPA  
President

RVM:tvp

## UNION ARCHITECTURE INC.

April 24th, 2013

To: J.A. Peterson  
 Development Project Manager  
 Developmental Services Department  
 1222 First Ave. MS 501  
 San Diego, Ca. 92101

Re: 337 Playa Del Sur. Visin Duplex Project # 280069

I visited the site at 337 Playa Del Sur today. My observations were from public right of way. It is my understanding the property was deemed ineligible for historic listing in the City of San Diego due to lack of integrity. Therefore using The U.S. Secretary of the Interior's Standards evaluation categories for integrity of a property, the following observations can be made.

**Location.** *Location is the place where the historic property was constructed or the place where the historic event occurred.*

**The board formed concrete foundation is a good indicator that the main house is in its original location from the 1920's. The placement of the stairs and design of the stairs is in keeping with the era and appear to be original construction.**

**Design.** *Design is the combination of elements that create the form, plan, space, structure, and style of a property. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

**The structure and site convey 1920's English cottage or Tudor revival style architecture. Emphasis of this revival style is on the picturesque and often a diminutive scale. This property conveys these design principles as evidenced through: entry steps being curved and moving through the grade up to a side entry, use of windows in the proportion of 1-2 or 1-3 width to height, the use of small windows and placement of windows being non-symmetrical, gable roof end exhibiting a small rake projection with small verge board and trim. The slope of the roof emphasizes vertical over the horizontal with a slope exceeding 7/12. The cobble stone chimney appears to be original and is appropriate to convey the picturesque nature of the design. It is placed off center of the north elevation yet balanced in overall composition of the elevation. The design of the structure is consistent with this style of architecture. It is a good example of 1920's English cottage or Tudor revival style architecture.**

**Setting.** *Setting is the physical environment of a historic property. The setting is the larger area or environment in which a historic property is located. It may be an urban, suburban, or rural neighborhood or a natural landscape in which buildings have been constructed. The relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees together create the character of a district or neighborhood.*

**The overall setting is somewhat compromised due to new two- three story structures in the neighborhood that are larger in scale and massing. However the property still responds to the narrow sinuous street with its low cobblestone wall and maintains its landscape, walks and views. Overall, I would maintain the setting integrity is still intact and is able to convey its original intent.**



**Materials.** *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The Standards state that deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The use of wood shingle siding and roof in a random size and pattern accurately convey the intent of the revival design. The wood window exterior casings (head, sill and jamb) are accurate from the period and the use of wood windows, some original, some not still convey the spirit of the style. The cobblestone chimney is an excellent example of the use of indigenous materials. The use of additional shingles at the roof or walls may have occurred, but the use of such materials and placement are entirely sympathetic and appropriate under the U.S. Secretary of Interior Standards for Rehabilitation.

**Workmanship.** *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The overall workmanship is good, especially the stone chimney. It is thought the chimney is original given the lack of flashing at roof junction and verge board, the narrowness of the upper portion of the chimney and the organic feel of the placement of stone and mortar. The workmanship indicates a skilled mason was employed. 1920's construction techniques would employ a brick firebox or structure with stone exterior finish material. It would be unusual for the entire chimney and firebox to be constructed of stone. Also the wood shingles are cut in response to the cobblestones. Since no flashing, gap or seal joint is seen, this would indicate a construction technique associated with the 1920's era.

**Feeling.** *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.

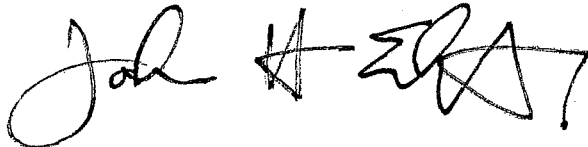
The cottage and site still convey a high level of integrity with regard to feeling of a 1920's property. The details are subtle and the scale is diminutive which convey the feeling accurately.

**Association.** *Association* is the direct link between an important historic event or person and a historic property.

No research was done on this element.

In my opinion the site at 337 Playa Del Sur maintains very good integrity in regard to its original construction and conveying its original design intent. The evaluation of the site for designation should not be hindered due to any integrity issues.

Sincerely,



John Eisenhart Architect license # c25743  
 City of San Diego Qualified Historic Architect  
 Union Architecture Inc.  
 1530 Brookes Ave.  
 San Diego, Ca. 92103  
 619-269-4941



*Scott A. Moomjian  
Attorney at Law  
5173 Waring Road, #145  
San Diego, California 92120  
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Facsimile (619) 785-3340  
smoomjian@earthlink.net*

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May 7, 2013

Mr. Jeffrey A. Peterson  
Development Project Manager  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

*Re: Response To The Ronald V. May/Legacy 106, Inc. (Dated April 22, 2013) & John Eisenhart/Union Architecture Letter (Dated April 24, 2013) Regarding The Visin Duplex Project (Project Number 280069); Coastal Development Permit (CDP) Appeal To The San Diego Planning Commission*

Dear Mr. Peterson:

Please allow this letter to serve as a formal response to the Ronald V. May/Legacy 106, Inc. ("May/Legacy") and John Eisenhart/Union Architecture ("Eisenhart/Union") letters to you dated April 22, 2013 and April 24, 2013, respectively, regarding the above referenced property/project.

**I. Background**

As you know, a Historical Resource Technical Report (HRTR) was completed by this office in early 2010 (more than three years ago) in conjunction with a Single-Discipline Preliminary Review (SDPR), pursuant to City of San Diego Information Bulletins #513 and 580. This report concluded that the two buildings located on the property, 337 Playa Del Sur (rear unit; built between 1926-1927 as a "non-descript vernacular cottage") and 341 Playa Del Sur (front unit; built in 1928 as a "Tudor cottage") were not historically or architecturally significant. This determination was based, in part, upon the fact that the buildings had been substantially modified and altered and did not retain a sufficient degree of original integrity to be eligible for local, state, or national designation.

In August 2010, the HRTR was reviewed by City of San Diego, Historical Resources Board (HRB) Staff and additional information and analysis was requested. The HRTR was revised to include the additional information requested by HRB Staff and submitted in December

2010. Specifically, the revised report included a detailed “Forensic Analysis Letter” prepared by Golba Architecture, Inc. (GAi) in November 2010 which examined the original function of 337 Playa Del Sur building, and the exterior materials and chimneys of both buildings. Based upon a detailed physical inspection and sensitive forensic investigation, it was determined that (1) the 337 Playa Del Sur building was originally built as a garage “prior to the attached habitable, living space,” (2) the existing wood shingles on both buildings were not original, and (3) the existing brick chimney on the 337 Playa Del Sur building was original, while the cobblestone located on the 341 Playa Del Sur building was added as a veneer. In addition, the revised report included a Window Schedule prepared by GAi for both buildings which determined that four of the six (4/6) windows in the 337 Playa Del Sur building were not original, and seven of the twelve (7/12) windows in the 341 Playa Del Sur building were not original.

After the revised HRTR and supporting documentation was reviewed by HRB Staff, the buildings were determined by Staff not to be “eligible for designation due to alterations.” According to HRB Staff, the buildings sustained a number of window alterations, replacement of original shingle siding, and the possible addition of cobble veneer over the chimney.” Based upon these alterations, HRB Staff concluded that the buildings were “not eligible for designation under any HRB Criteria.” HRB Staff further determined that “No further Plan-Historic review is required” and “[t]his determination is good for 5 years.”<sup>1</sup> It is important to note that at the time, HRB Staff did not state that the property’s potential historicity could be re-evaluated within the five-year determination period, nor did HRB Staff indicate that the property could potentially be referred to the HRB for designation consideration during this five-year determination period. Relying upon the City’s decision to clear the property altogether from any further historic review during the five-year determination period, the property owners, Jack and Karen Visin, subsequently moved forward with executing the “Visin Duplex Project” (280069).

**II. The May/Legacy & Eisenhart/Union Letters Do Not Constitute Valid Grounds Or Form A Basis For A Process Two Appeal Of The Project To The Planning Commission**

The Visin Duplex Project is subject to a Coastal Development Permit (CDP) and is therefore administered by the City of San Diego in accordance with Decision Process Two. The Project was reviewed and approved by Development Services Department Staff on April 18, 2013. Yesterday, three project appeals were filed—one by the La Jolla Historical Society (LJHS); one by Donna G. Blackmond (both dated May 6, 2013); and one by the La Jolla Community Planning Association (LJCPA). The LJHS appeal references “backup info provided by Donna Blackmond” and the Blackmond appeal cites a “Legacy 106 supporting letter” and a “Supporting letter from John Eisenhart.” Therefore, the May/Legacy and Eisenhart/Union letters were incorporated by reference in the LJHS and Blackmond appeals and constitute a part of both of them.

It is my understanding that at the time of the SDPR in 2010, the local community and certain interested parties, including the appellant LJHS, was informed of the submittal, but did not actively advocate against the Project, or for the preservation of the property. Further, all of

<sup>1</sup> City of San Diego, Plan-Historic Staff Cycle Issues, December 15, 2010.



the appellants were notified of the Project with the submittal of the CDP and when the Environmental Exemption for the Project was issued. The original correspondence from appellant Blackmond to both the City of San Diego Project Manager and the LJCPA *only* mentions private view losses due to the construction of the Project. After several public meetings to review the Project itself, it appears the focus turned toward over-turning the 2010 SDPR clearance for these structures. It is now clear that the issue of historicity is being used in a clear attempt to stop the Project from proceeding toward completion. *Further, it is important to note that the appellants all chose not to appeal the environmental determination which would have been the proper venue to dispute the 2010 SDPR clearance of the Project, and have incorrectly chosen to appeal the CDP for the Project, strictly under the improper grounds of historicity.*

According to SDMC §112.0504(c), a Process Two decision may be appealed on any of the following grounds: (1) Factual Error, (2) New Information, (3) Findings Not Supported, or (4) Conflicts. Review of the Eisenhart/Union letter indicates that it does not specifically cite any grounds for appeal whatsoever. The letter merely serves to express the opinion of the author that all, or some, of the property retains original integrity to be eligible for local designation. The May/Legacy letter, on the other hand, specifically alleges “Significant New Information.” However, both letters must be rejected. Pursuant to SDMC §112.0504(c)(2), “New Information” is defined as “New Information is available to the applicant or the interested person that was not available *through reasonable efforts or due diligence at the time of the decision.*”<sup>2</sup> Not only was the “information” contained in both letters available to both authors through reasonable efforts and due diligence at the time of the decision to approve the CDP (i.e. April 18, 2013), but the information was also available to both authors through reasonable efforts and due diligence at the time at the time the buildings were cleared by HRB Staff as not eligible for designation in December 2010. Both the decision maker and HRB Staff have been apprised of the true, factual conditions of the buildings and their lack of original integrity (i.e. lack of an ability to convey their significance) in December 2010 and April 2013. Therefore, the letters do not constitute valid grounds or form a basis for a Process Two appeal. They do not constitute “New Information” to sustain overturning the decision maker’s basis for approval of the CDP.

Perhaps even more important, any “New Information” contained in May/Legacy and Eisenhart/Union letters has *no relevance* to the current subject of the appeal, which is an appeal of the CDP approval for the Project. None of the appeals concern environmental review of the Project. Both letters utterly fail to mention the Project, or any of its details, and provide no “New Information” as to why the decision maker erred in approving the CDP for the Project. *The May/Legacy and the Eisenhart/Union letters must be rejected on this basis alone.*

### **III. General Deficiencies In The May/Legacy Letter**

A review of the May/Legacy letter indicates that there are numerous flaws, deficiencies, misrepresentations, falsehoods, and errors contained within to warrant its outright dismissal and

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<sup>2</sup> SDMC §112.0504(c)(2). Italics added.

rejection. The following general statements contained in the May/Legacy letter have been noted herein and analyzed accordingly:

1. "The City of San Diego's Historical Landmarking Policy focuses on what can be seen from the sidewalk, or public view, and that view must present "good" integrity."

This statement is false. The City of San Diego does not have a "Historical Landmarking Policy" and there is no landmarking "focus" on view corridors or visible levels of integrity.

2. "Integrity is grounded in the property's physical features and how they convey its significance. In other words, why, where, and when a property was built is important. The degree to which changes impact the ability of a house to landmark is guided by whether or not the historic character of the property was retained and preserved."

This statement is inaccurate and misleading. The City of San Diego does not employ such "standards" for "landmarking." To the contrary, the City utilizes the HRB Criteria as well as the City of San Diego, *Guidelines for the Application of Historical Resources Board Designation Criteria*. "Integrity" is defined within the Designation Criteria Guidelines (pp.3-4) as "the authenticity of a historical resource's physical identity clearly indicated by the retention of characteristics that existed during the resource's period of significance." The Designation Criteria Guidelines also state that, "Integrity relates to the presence or absence of historic materials and character defining features." Integrity includes seven distinct elements, each of which needs to be independently evaluated.

3. "Basically, the guidelines say that each property is recognized as a physical record of its time, place, and use. Some changes, if old enough, can achieve historical significance in their own right. Ultimately, the question of integrity is answered by whether or not the property retains the identity for the period of significance for which it is significant."

This statement is inaccurate and misleading. As stated previously, "Integrity" is defined within the Designation Criteria Guidelines and "relates to the presence or absence of historic materials and character defining features." Integrity includes seven distinct elements, each of which needs to be independently evaluated.

4. "In evaluating a historic property, the City of San Diego uses the Secretary of Interior's Standards for the Treatment of Historic Properties."

This statement is false and misleading. The City of San Diego does not use the Secretary of the Interior's Standards to evaluate the potential historical significance of a property nor are they used to evaluate the level of present Integrity. The HRB Criteria are used to evaluate potential historical significance as well as the HRB Designation Criteria Guidelines to evaluate Integrity.

5. “Local jurisdictions...often apply a less stringent [Integrity] threshold for landmarking.”

This statement is false. The City of San Diego employs its own definition and evaluation method for Integrity and certainly does not often apply a “less stringent threshold” for designation.

6. “Project Impacts”—Legitimacy Challenge To GAI’s Forensic Analysis Letter

The May/Legacy letter challenges the role of GAI as it relates to the preparation of the Forensic Analysis letter and/or Window Schedule in November 2010. The letter indicates that,

“We are not aware of Golba’s qualifications under the Secretary of the Interior’s Standards, but do not believe his is listed on the City of San Diego’s List of Qualified Historical Consultants and as such, his qualifications for evaluating historical properties is challenged. We do note that the 2010 photos of 341 Playa del Sur show divided light casement windows that are now gone and replaced by single pane windows. And Golba failed to evaluate the building based upon the 2010 photos.”

The City of San Diego does not have a “List of Qualified Historical Consultants.” Rather, it has a Historical Resources Board “Consultant’s Referral List.” GAI is not included on this list. However, the firm does not need to be included on the list in order to have had the Forensic Analysis Letter and Window Schedule prepared for the property. It must be pointed out that there did not exist, and does not today exist, any requirement that a “qualified historic preservation architect” need be retained in order to have a Forensic Analysis Letter or Window Schedule prepared. GAI is a highly qualified architectural firm which was retained to examine and investigate a number of forensic issues associated with the property. In point and fact, GAI is one of the most qualified forensic architectural firms in California to undertake such activities. In addition, GAI fully evaluated the property in 2010 based upon the conditions which existed at that time. GAI is certainly qualified to render opinions on buildings of every type, including potentially historic or historic properties. Any challenge to the role that GAI has played in this process is without merit.

III. Specific Deficiencies In The May/Legacy Letter

As previously stated, review of the May/Legacy letter indicates that there are numerous flaws, deficiencies, misrepresentations, falsehoods, and errors contained within to warrant its outright dismissal and rejection. The following specific statements contained in the May/Legacy letter have been noted herein and analyzed accordingly:

1. “Project Impacts After Application.”

As an initial matter, Mr. May is a professional archaeologist whose firm appears on the City of San Diego’s Historical Resources Board “Consultant’s Referral List.” Those individuals

who appear on the Consultant's Referral List may be qualified to perform "archaeological, architectural and historical research or historical restorations." Mr. May is not a licensed attorney and is barred by state law to provide legal advice or issue legal opinions. This fact notwithstanding, the May/Legacy letter cites a Memorandum of Law prepared by the San Diego City Attorney in 2007 which dealt with the issue of "When the Physical Condition of a Nominated Historical Resource Must Be Evaluated by the Historical Resources Board for Purposes of Designation." This opinion was cited in the letter and presented as a "guide" used by the author to erroneously comment upon the impact of changes to the 337-341 Playa Del Sur buildings.

The *citation and reference* to the 2007 City Attorney Memorandum of Law is both improper and thoroughly irrelevant. First, the Memorandum dealt with a different, very specific case with altogether different facts and issues from the present matter. A simple review of the first paragraph states,

"This Memorandum arose following the unauthorized, partial demolition of a private property, *after* a construction permit had been applied for, *after* the applicant was told by the City that the property may be historically significant, *but before* the City or the Historical Resources Board had had an opportunity to review the property, as required, in conjunction with the permit review process prescribed by the local Land Development Code."<sup>3</sup>

The most fundamental issue discussed in the Memorandum dealt with the "current condition" of a property in conjunction with Historical Resources Board designation procedures.<sup>4</sup> In the present case, there has been no unauthorized demolition of the buildings, a historic review was conducted and completed, and there was no referral at all to the Historical Resources Board for designation consideration. Therefore, the reference to the Memorandum has no bearing at all upon this property or Project.

In terms of the use of the 2007 City Attorney Memorandum of Law, the May/Legacy letter is both misguided and confused. The letter states that the "Project application [i.e. SDPR] in 2010 is the point in time for the integrity analysis, and not how it appears today." In this, the author is quite correct. The integrity analysis which occurred in 2010 was, in part, the basis upon which the buildings were cleared by HRB from further historic review and determined ineligible for local designation. However, the claim that "the statements by Kelly [sic.] Stanco [HRB Staff] regarding window integrity loss within the public view of 337-341 Playa del Sur are incorrect and this constitutes sufficient "new information" to reconsider Criterion C, and at, the very least, send 341 Playa del Sur to the Historical Resources Board for a fair and public hearing" is woefully incorrect. While there may have been window changes to one, or both of the buildings, such improvements occurred *after* the buildings were cleared from further historic review and did not require building permit(s), as they were exempted from such a requirement.

<sup>3</sup> Marianne Greene, Deputy City Attorney, Memorandum of Law, April 18, 2007, p.1.

<sup>4</sup> It should be noted that this office represented the property owner whose property was the subject of the opinion in 2007. At the time of designation consideration, the Historical Resources Board correctly rejected the opinion of the Deputy City Attorney, and did not designate the property.



In short, the integrity analysis relied upon by HRB Staff was performed in 2010. Any subsequent improvements which may have occurred to the buildings have resulted in a further lack of original integrity.

2. "Incorrect Chimney Analysis."

The May/Legacy letter indicates that inspection of the 341 Playa Del Sur building occurred on the "sidewalk on Playa del Sur." The letter also goes on to indicate that the "chimney architecture" of the 341 Playa Del Sur building was incorrectly interpreted and "no credible proof" was presented in the HRTR that the cobblestone veneer was added. This is not accurate. To the contrary, the extensive site investigation and forensic examination conducted on the chimney by GAI in 2010 concluded that the cobblestone was not original based upon the following: the generally intact and non-deteriorated condition of the cobblestone and mortar; the presence of remnants of the original brick chimney found to exist underneath the cobblestones; and the similarity of non-original cobblestones and mortar found in the low-lying wall fronting the property and sidewalk along Playa Del Sur. All of this information is more than "credible proof" that the cobblestone veneer was added to the chimney, thereby diminishing the original integrity of the building.

3. "Incorrect Wall Shingle Analysis."

As with the above issue, the May/Legacy letter indicates that inspection of the 341 Playa Del Sur building occurred on the "sidewalk on Playa del Sur," and that "Legacy 106, Inc. shot photos of 341 Playa del Sur from the public view and blew up the images." The letter also goes on to indicate that the no "photographic evidence" was provided to show the "original dimensions of the shingle siding at 337 and 341 Playa del Sur...." This is incorrect. Photographs of the shingles were provided in the Forensic Analysis Letter prepared by GAI (See Photographs #10-16). These photographs, coupled with the extensive site inspection, demonstrated that the existing wood shingles are not original. The allegations that there has been "no evidence [that] anyone removed the shingles to examine the originals beneath" and that "there is no historical photo to prove the original shingles do not match those on the surface" are without merit.

4. "Criterion A, La Jolla Beach Cottage Historic Context."

The May/Legacy letter indicates that "[s]ince 2010, the Historical Resources Board created a category for La Jolla Beach Cottages under Criterion A," and concludes, without any evidentiary support, that "337-341 Playa del Sur qualifies as a Beach cottage in the Windanse neighborhood of La Jolla." This statement is in error. The historic context of "La Jolla Beach Cottage Architecture" was first developed by Kathleen Crawford, M.A., in conjunction with the historic designation of the "James A. Wilson Spec House #1" (Site #941, 1263 Silverado Avenue) under HRB Criterion A. This context was accepted by the Historical Resources Board when the Wilson House was designated in November 2009. The Wilson House was found to be

“an excellent example of the predominant beach cottage architectural style in La Jolla at the turn of the century” which possessed a number of “classic...La Jolla beach cottage characteristics.”

In January 2010, when the HRTR was completed, there existed no DSD or HRB requirement to analyze “La Jolla Beach Cottages” under the historic context which was prepared by Ms. Crawford and only accepted by the Historical Resources Board two months earlier. Further, when HRB Staff requested revisions to the HRTR in August 2010, and when the revised HRTR was accepted by HRB Staff and the property cleared from further historic review and determined ineligible for local designation, such a requirement did not exist. Considering the clear lack of integrity that the buildings then displayed, the fact that the buildings have been subsequently modified with window changes, and the fact that both buildings today possess very few elements indicative of La Jolla Beach Cottage Architecture, the determination that the property does not qualify under HRB Criterion A is still valid.<sup>5</sup>

In addition, the statement contained in the May/Legacy letter that “Architect Wayne Donaldson surveyed La Jolla and found this house [341 Playa Del Sur] to qualify as a potential contributor to a future historical district. City Staff and the project applicant never raised 337-341 Playa del Sur as a contributor to this [La Jolla Beach Cottage Historic] Context under Criterion A” is irrelevant and without merit. The deficiencies of the Donaldson survey form for the property were discussed at length in the HRTR; there presently exists no historic district for the La Jolla community (Beach Cottage or otherwise); no plans are currently in process for the establishment of a historic district for the La Jolla community (Beach Cottage or otherwise); and the property was analyzed and determined ineligible for any present or future historic district in the HRTR under HRB Criterion E (Historic District).

##### 5. “Architectural Analysis.”—Integrity Discussion

As an initial matter, the May/Legacy letter suffers from a lack of understanding and application of both the *Secretary of the Interior’s Standards for the Treatment of Historic Properties* (1995), and the City of San Diego’s consideration of original integrity. The letter inappropriately combines, at the whim of the author, Standards for Rehabilitation with the standards for the seven (7) elements of integrity from the National Register of Historic Places and/or the City of San Diego, *Guidelines for the Application of Historical Resources Board Designation Criteria* (Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, Revised February 24, 2011). It is undisputed that the Secretary of the Interior’s Standards are meant to apply *only* to historic properties. The 337 and 341 Playa Del Sur buildings were found to be insignificant and ineligible for local designation. The buildings are not designated historical resources. *As such, any application of the Secretary of the Interior’s Standards is irrelevant.* Nevertheless, with respect to the letter’s application of integrity standards, the following is hereby addressed:

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<sup>5</sup> It should be noted that the May/Legacy letter identifies six (6) “architecturally defining features” that are “supportive of historic landmarking,” presumably in the context of HRB Criterion A as a La Jolla Beach Cottage example. The letter fails to note that there 23 “character-defining” features of La Jolla Beach Cottage architecture that need to be considered for designation under HRB Criterion A.

Location—The May/Legacy letter indicates that the “house” (presumably 341 Playa Del Sur?) is in its original location. The HRTR concluded that the buildings retained their location elements for integrity purposes. *This issue is, therefore, not in dispute.*

Design—The May/Legacy letter inappropriately cites Secretary of the Interior’s Standards for Rehabilitation #3 and generally concludes that since several elements of the Tudor style exist in the building (presumably 341 Playa Del Sur?), the structure retains a sufficient degree of design for integrity purposes. However, the author fails to mention or even reconcile the substantial changes to the original exterior siding, windows, doors, or cobblestone chimney veneer. *The letter, therefore, fails to properly consider the design integrity of the building, and completely ignores the 337 Playa Del Sur structure.*

Setting—The May/Legacy letter inappropriately cites Standards which are inapplicable to a setting analysis and conveniently ignores the obvious fact that the property has been thoroughly compromised by new construction throughout the neighborhood. The letter erroneously concludes that because the property is located near a single designated property, as well as mixed-use apartments, other single-family homes, and a cobblestone retaining wall with sidewalk and entry steps, that the property maintains original setting. *The letter conveniently ignores the change in neighborhood character, the resource’s out-of-place relationship to the surrounding area, and misrepresents the true level of original setting (which has, in fact, been substantially compromised).*

Materials—The May/Legacy letter inappropriately cites Secretary of the Interior’s Standards for Rehabilitation #6 and generally concludes that original fabric remaining on the building (341 Playa Del Sur?), as well as new material added over the years, including new windows, wood shingle exterior and cobblestone chimney veneer, all contribute to an “excellent” level of materials for integrity purposes. *The letter conveniently ignores other changes to the building including a side addition, as well as door modifications, and misrepresents the true level of original materials (which have in fact, been compromised). As discussed earlier, the letter erroneously cites the 2007 City Attorney Memorandum of Law and fails to realize that HRB Staff did, in fact, “consider the integrity that existed in...2010 and not the changes done at a later time.” Finally, the letter also ignores the issue of materials altogether for the 337 Playa Del Sur building.*

Workmanship—The May/Legacy letter inappropriately cites *Secretary of the Interior’s Standards for the Treatment of Historical Properties* and concludes that because the workmanship contained in 341 Playa Del Sur is “consistent with late 1920s construction,” the building has retained a sufficient degree of workmanship for integrity purposes. *Aside from acknowledging the new shingle exterior, the letter fails to consider the lack of original workmanship in other areas of the building, including windows, chimney, and doors, and ignores the issue of workmanship altogether for the 337 Playa Del Sur building.*

*Feeling*—The May/Legacy letter indicates that the property retains its feeling element for integrity purposes. The HRTR made the same conclusion. *This issue is, therefore, not in dispute.*

*Association*—The May/Legacy letter concedes that “this category is unevaluated by Legacy 106, Inc.” However, the HRTR determined that since the property was not directly linked to any important historic events or persons, it lacked an associative element for integrity purposes.

#### **IV. Deficiencies In The Eisenhart/Union Letter**

As with the May/Legacy letter, the Eisenhart/Union letter contains a number of fatal flaws and deficiencies to warrant its outright dismissal and rejection.

First, Mr. Eisenhart states that he conducted a site visit at “337 Playa Del Sur.” However, the site consists of two distinct buildings (337 and 341 Playa Del Sur) which share many common features and building characteristics. Based upon the failure to distinguish between the two buildings, it is unclear and certainly confusing to determine which building he is referencing in his singular attempt to define the level of present integrity.

Second, as with the May/Legacy letter, the Eisenhart/Union letter suffers from a lack of understanding and application of both the *Secretary of the Interior’s Standards for the Treatment of Historic Properties* (1995), and the City of San Diego’s consideration of original integrity. As stated previously, the letter inappropriately combines, at the whim of the author, Standards for Rehabilitation with the standards for the seven (7) elements of integrity from the National Register of Historic Places and/or the City of San Diego, *Guidelines for the Application of Historical Resources Board Designation Criteria* (Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, Revised February 24, 2011). It is undisputed that the Secretary of the Interior’s Standards are meant to apply *only* to historic properties. In the present instance, the 337 and 341 Playa Del Sur buildings were found to be insignificant and ineligible for local designation. The buildings are not designated historical resources. *As such, any application of the Secretary of the Interior’s Standards is irrelevant.* Nevertheless, with respect to the letter’s application of integrity standards, the following is hereby addressed:

*Location*—The Eisenhart/Union letter indicates that the “main house” (presumably 341 Playa Del Sur?) is in its original location. The HRTR concluded that the buildings retained their location elements for integrity purposes. *This issue is, therefore, not in dispute.*

*Design*—The Eisenhart/Union letter inappropriately cites Secretary of the Interior’s Standards for Rehabilitation #3 and generally concludes that “the design of the structure is consistent with... the English cottage or Tudor revival style architecture” (presumably 341 Playa Del Sur?). However, the author fails to mention or even reconcile the substantial changes to the original exterior siding, windows, doors, or cobblestone chimney veneer. *The letter, therefore, fails to properly consider the design integrity of the building, and completely ignores the 337 Playa Del Sur structure.*



*Setting*—The Eisenhart/Union letter inappropriately cites Standards which are inapplicable to a setting analysis and concedes that the overall setting has been compromised by new construction which is “larger in scale and massing.” The letter erroneously concludes that because the property is located adjacent to a narrow street with a low cobblestone wall and “maintains its landscape, walks and views” that it maintains original integrity. *The letter conveniently ignores the change in neighborhood character, the resource’s out-of-place relationship to the surrounding area, and misrepresents the true level of original setting (which has, in fact, been substantially compromised).*

*Materials*—The Eisenhart/Union letter inappropriately cites Secretary of the Interior’s Standards for Rehabilitation #6 and generally concludes that original fabric remaining on the building (341 Playa Del Sur?), as well as new material added over the years, including new wood shingle exterior and cobblestone chimney veneer, satisfactorily express the “intent” and “spirit” of the “revival design.” *The letter conveniently ignores other changes to the building including a side addition, as well as window and door modifications, and misrepresents the true level of original materials (which have in fact, been compromised). The letter also ignores the issue of materials altogether for the 337 Playa Del Sur building.*

*Workmanship*—The Eisenhart/Union letter incorrectly asserts that the “stone chimney” present on the building (341 Playa Del Sur?) is original. However, this belief, admittedly, was based upon Mr. Eisenhart’s view of the property from the “public right of way.” *The assertion that the chimney is original does not contradict the extensive site investigation and forensic examination conducted on the chimney by GAI in 2010 which concluded that the cobblestone was not original. Further, the letter fails to consider the lack of original workmanship in other areas of the building, and ignores the issue of workmanship altogether for the 337 Playa Del Sur building.*

*Feeling*—The Eisenhart/Union letter indicates that the “cottage” (presumably 341 Playa Del Sur?) and “site” still reflect “subtle” details and a “diminutive” scale which convey the “feeling of a 1920’s property.” The HRTR concluded that the buildings retained their feeling elements for integrity purposes. *This issue is, therefore, not in dispute.*

*Association*—The Eisenhart/Union letter concedes that “[n]o research was done on this element. However, the HRTR determined that since the property was not directly linked to any important historic events or persons, it lacked an associative element for integrity purposes.

#### **IV. Conclusion.**

Based upon my careful examination of both the May/Legacy and Eisenhart/Union letters, it is clear that neither letter constitutes a valid ground or basis for a Process Two appeal, or presented any new or significant information for the City of San Diego to revisit the historic clearance of the SDPR from 2010. Further, both letters contain numerous flaws and deficiencies to be accepted as a legitimate environmental document for historic/environmental planning purposes, or to be relied upon for purposes of the Visin Duplex Project appeal.

Sincerely,

Scott A. Moomjian  
Attorney at Law

PLANNING COMMISSION  
RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 983703  
**VISIN DUPLEX - PROJECT NO. 280069**

WHEREAS, JACK VISIN and KAREN L. VISIN, Owner and Permittee, filed an application with the City of San Diego for a permit for the demolition of two existing single family dwelling units and construction of a residential duplex (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 983703), on portions of a 0.04 acre site;

WHEREAS, the project site is located at 337 and 341 Playa del Sur Street, west of La Jolla Boulevard, in the RM-3-7 Zone within the La Jolla Community Planning area, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal Impact and Beach areas), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Council District 1;

WHEREAS, the project site is legally described as Lot 20 in Block 5 of La Jolla Strand, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1216, filed in the Office of the County Recorder of San Diego County, October 19, 1909;

WHEREAS, on March 25, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 (New Construction or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on April 18, 2013, the Development Services Department of the City of San Diego considered Coastal Development Permit No. 983703 and pursuant to Resolution No. CM-6322, approved Coastal Development Permit No. 983703;

WHEREAS, on May 6, 2013, the La Jolla Community Planning Association, the La Jolla Historical Society, and Donna G. Blackmond appealed the Development Services Department decision to the Planning Commission;

WHEREAS, the matter was set for public hearing on June 13, 2013, testimony having been heard, evidence having been submitted, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated June 13, 2013.

FINDINGS:**I. Coastal Development Permit - Section 126.0708(a)**

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

The 0.04 acre site is located at 337 and 341 Playa del Sur Street, west of La Jolla Boulevard, is an interior lot and is located approximately 672 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea, which is identified as Neptune Place at this location. The structure will have a maximum building height of 29 feet 9 inches; therefore, the building and any projections will not exceed the maximum 30 foot height limit allowed by the Coastal Height Limitation Overlay Zone. Playa del Sur Street at this location is not located in an identified Public Vantage Point and does not contain any physical access or visual access (major viewshed, view corridor or scenic overlooks) as identified within the La Jolla Community Plan and Local Coastal Program Land Use Plan.

The project proposes no deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development has been designed to protect and enhance the public views, and would not affect any existing or proposed physical accessway and/or public views to the Pacific Ocean or other scenic coastal areas as specified in the Local Coastal Program.

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

The project proposes the demolition of two existing single family dwelling units and construction of a new 2,563 square foot residential duplex, consisting of a two bedroom unit and a three bedroom unit, and 367 square feet of roof decks. The project site has been previously graded and developed with two, one story single family dwelling units identified as 337 and 341 Playa del Sur Street. The property is an interior lot, and is located approximately 672 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea, which is identified as Neptune Place at this location. The property is approximately 60 feet above Mean Sea Level (MSL) and is located above the 100-year floodplain. The property is not within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA) and does not contain any other type of Environmental Sensitive Lands (ESL) as defined in Land Development Code (LDC) Section 113.0103. The project proposes no deviations or variances from the applicable regulations and development standards in effect for this site.

The City of San Diego conducted an environmental review of this site, including a historical assessment for the two existing single family dwelling units, in accordance with State of California Environmental Quality Act (CEQA) guidelines. The project was determined to be categorically exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures). Therefore, it has been determined that the project does not contain environmentally sensitive lands and would not adversely affect environmentally sensitive lands.

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

The 0.04 acre site is located at 337 and 341 Playa del Sur Street, west of La Jolla Boulevard, is an interior lot and is located approximately 672 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea, which is identified as Neptune Place at this location. The structure will have a maximum building height of 29 feet 9 inches; therefore, the building and any projections will not exceed the maximum 30 foot height limit allowed by the Coastal Height Limitation Overlay Zone. Playa del Sur Street at this location is not located in an identified Public Vantage Point and does not contain any physical access or visual access (major viewshed, view corridor or scenic overlooks) as identified within the La Jolla Community Plan and Local Coastal Program Land Use Plan.

The project proposes no deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development is in conformity with the certified Local Coastal Program Land Use Plan and complies with all regulations of the certified Implementation Program.

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

The 0.04 acre site is located at 337 and 341 Playa del Sur Street, west of La Jolla Boulevard, is an interior lot and is located approximately 672 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea, which is identified as Neptune Place at this location. Playa del Sur Street at this location is not located in an identified Public Vantage Point and does not contain any physical access or visual access (major viewshed, view corridor or scenic overlooks) as identified within the La Jolla Community Plan and Local Coastal Program Land Use Plan.

The development has been designed to meet the development regulations of the underlying zone and no public view, public access to the water, public recreation facilities, or public parking facilities would be adversely affected by the approval of this development. Therefore, the proposed development has demonstrated conformance with the public access and recreation policies of the California Coastal Act as required by this finding.



BE IT FURTHER RESOLVED that the appeal of the La Jolla Community Planning Association, the La Jolla Historical Society, and Donna G. Blackmond are denied; based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 983703 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 983703 a copy of which is attached hereto and made a part hereof.

---

Jeffrey A. Peterson  
Development Project Manager  
Development Services

Adopted on: June 13, 2013

Internal Order No. 24002649

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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002649

COASTAL DEVELOPMENT PERMIT NO. 983703  
**VISIN DUPLEX - PROJECT NO. 280069**  
 PLANNING COMMISSION

This Coastal Development Permit No. 983703 is granted by the Planning Commission of the City of San Diego to JACK VISIN and KAREN L. VISIN, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0708. The 0.04 acre site is located at 337 and 341 Playa del Sur Street, west of La Jolla Boulevard, in the RM-3-7 Zone within the La Jolla Community Planning area, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal Impact and Beach areas), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Council District 1. The project site is legally described as: Lot 20 in Block 5 of La Jolla Strand, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1216, filed in the Office of the County Recorder of San Diego County, October 19, 1909.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the demolition of two existing single family dwelling units and construction of a residential duplex, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 13, 2013, on file in the Development Services Department.

The project shall include:

- a. Demolition of two existing single family dwelling units and construction of a 2,563 square foot residential duplex, consisting of a two bedroom unit and a three bedroom unit, and 367 square feet of roof decks. The site will contain four on-site parking spaces consisting of a 236 square foot, one car garage, and 430 square feet of covered parking containing three parking spaces;
- b. Landscaping (planting, irrigation and landscape related improvements);

- c. Off-street parking;
- d. Construction of associated site improvements (i.e. hardscape, fences and site walls);
- e. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption; and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

### **STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **June 27, 2016**.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies

including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

**ENGINEERING REQUIREMENTS:**

11. Prior to the issuance of any building permit, the Owner/Permittee shall grant to the City a 5.0 foot wide Irrevocable Offer of Dedication for the adjacent alley, satisfactory to the City Engineer.
12. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices (BMPs) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
13. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMPs maintenance, satisfactory to the City Engineer.
14. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
15. Prior to the foundation inspection, the Owner/Permittee shall submit an building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying the pad elevation based on USGS datum is consistent with Exhibit "A," satisfactory to the City Engineer.
16. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb with full height City standard curb and gutter, along the project frontage on Playa Del Sur Street, per Standard Drawing SDG-151, satisfactory to the City Engineer.
17. Prior to the issuance of any building permits, the Owner/Permittee shall remove the existing red brick pavers, along the project frontage on Playa Del Sur Street, satisfactory to the City Engineer.

**AFFORDABLE HOUSING REQUIREMENTS:**

18. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

**TRANSPORTATION REQUIREMENTS:**

19. The Owner/Permittee shall permanently maintain no fewer than 4 off-street parking spaces (with 2 tandem off-street parking spaces provided; 4 overall parking spaces) on the property within the approximate location shown on the project's Exhibit "A". Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the City's SDMC, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department Director.



20. Both parking spaces provided within each tandem parking space shall be assigned to the same dwelling unit.

**LANDSCAPE REQUIREMENTS:**

21. Prior to the issuance of any construction permit, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual 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.

22. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A," Landscape Development Plan.

23. Prior to issuance of construction permits for public right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall take into account a 40 square-foot area around each tree, which is unencumbered by utilities. Driveways, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

24. All required landscape shall be maintained in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

25. Prior to Final Inspection, it shall be the responsibility of the Owner/Permittee to install all required landscape. A "No Fee" Street Tree Permit, and/or Encroachment Maintenance Removal Agreement, EMRA, if applicable, shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

26. Palm tree located in the remaining yard shall have a minimum brown trunk height to provide 30 points as indicated in Table 142-04B, Plant Point Schedule, of the SDMC.

27. 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 Owner/Permittee repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or a Final Landscape Inspection, whichever occurs earlier.

28. The Owner/Permittee shall replace any required planting that dies within 3 years of installation, within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan.

**PLANNING/DESIGN REQUIREMENTS:**

29. 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.

30. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption.

31. 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.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

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

33. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water facilities and sewer facilities in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guides.

34. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

35. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

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

APPROVED by the Planning Commission of the City of San Diego on June 13, 2013, pursuant to Resolution No. XXXX-PC.

Permit Type/PTS Approval No.: CDP No. 983703  
Date of Approval: June 13, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

\_\_\_\_\_  
Jeffrey A. Peterson  
Development Project Manager

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

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

JACK VISIN  
Owner/Permittee

By \_\_\_\_\_  
Jack Visin

KAREN L. VISIN  
Owner/Permittee

By \_\_\_\_\_  
Karen L. Visin

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

## NOTICE OF EXEMPTION

*(Check one or both)*

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

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

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

PROJECT TITLE/ No.: **VISIN DUPLEX / 280069**

PROJECT LOCATION-SPECIFIC: 337 – 341 Playa Del Sur, San Diego, CA 92037

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Applicant is requesting a COASTAL DEVELOPMENT PERMIT to demolish an existing duplex and construct a three-story, 3,329-square-foot duplex. The project would also construct various site improvements, which includes associated hardscape and landscaping. The 2,178-square foot project site at 337 – 341 Playa Del Sur is Medium High Residential (density of 30-45 dwelling units per acre) and is located in the RM-3-7 zone, Coastal Height Limitation Overlay Zone (CHLOZ), Coastal Development Permit jurisdiction (Non-appealable area-2), the Parking Impact (coastal and Beach) Overlay Zone (PIOZ), Residential Tandem Parking Overlay Zone (RTPOZ), and the Transit Area Overlay Zone within the La Jolla Community Plan and Local Coastal Program Land Use Plan area. LEGAL DESCRIPTION: Lot 20, Block 5, Map no. 1216).

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Jack Visin, 5508 Pacifica Drive, San Diego, CA 92037, (858) 525-1874.

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268)
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a))
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- CATEGORICAL EXEMPTION: 15303 (New Construction or Conversion of Small Structures)
- STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment in that the project would not involve an expansion of the current use. The project meets the criteria set forth in CEQA Section 15303 that allows for new construction. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environmental were identified; the project is not adjacent to a scenic highway; the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.




LEAD AGENCY CONTACT PERSON: E. Shearer-Nguyen

TELEPHONE: (619) 446-5369

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?  
( ) YES      ( ) NO

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



SENIOR PLANNER

SIGNATURE/TITLE

March 25, 2013

DATE OF PROJECT APPROVAL

CHECK ONE:

- SIGNED BY LEAD AGENCY  
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



THE CITY OF SAN DIEGO

Date of Notice: March 25, 2013

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order No. 24002649

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**PROJECT NAME/NUMBER:** VISIN DUPLEX / 280069

**COMMUNITY PLAN AREA:** La Jolla

**COUNCIL DISTRICT:** 1

**LOCATION:** 337 – 341 Playa Del Sur, San Diego, CA 92037

**PROJECT DESCRIPTION:** Applicant is requesting a COASTAL DEVELOPMENT PERMIT to demolish an existing duplex and construct a three-story, 3,329-square-foot duplex. The project would also construct various site improvements, which includes associated hardscape and landscaping. The 2,178-square foot project site at 337 – 341 Playa Del Sur is Medium High Residential (density of 30-45 dwelling units per acre) and is located in the RM-3-7 zone, Coastal Height Limitation Overlay Zone (CHLOZ), Coastal Development Permit jurisdiction (Non-appealable area-2), the Parking Impact (coastal and Beach) Overlay Zone (PIOZ), Residential Tandem Parking Overlay Zone (RTPOZ), and the Transit Area Overlay Zone within the La Jolla Community Plan and Local Coastal Program Land Use Plan area.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Hearing Officer.

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

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment in that the project would not involve an expansion of the current use. The project meets the criteria set forth in CEQA Section 15303 that allows for new construction. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environmental were

identified; the project is not adjacent to a scenic highway; the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

**DEVELOPMENT PROJECT MANAGER:** Jeffery A. Peterson  
**MAILING ADDRESS:** 1222 First Avenue, MS501, San Diego CA 92101  
**PHONE NUMBER:** (619) 446-5237

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On March 25, 2013 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 15 business days from the date of the posting of this Notice. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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



# Ownership Disclosure Statement

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

**Project Title** **Project No. For City Use Only**  
 Visin Duplex 280069

**Project Address:**  
 337-341 Playa Del Sur, 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):  
 Jack Visin  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 5508 Pacifica Dr.  
 City/State/Zip:  
 La Jolla CA 92037  
 Phone No: 858-525-1874 Fax No:  
 Signature: Jack Visin Date: 4-26-12

Name of Individual (type or print):  
 Karen Visin  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 5508 Pacifica Dr.  
 City/State/Zip:  
 La Jolla CA 92037  
 Phone No: 858-525-1872 Fax No:  
 Signature: Karen Visin Date: 4-26-12

Name of Individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 City/State/Zip:  
 Phone No: Fax No:  
 Signature: Date:

Name of Individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 City/State/Zip:  
 Phone No: Fax No:  
 Signature: Date:





DEVELOPMENT SERVICES DEPARTMENT  
PROJECT CHRONOLOGY  
VISIN DUPLEX - PROJECT NO. 280069

Date	Action	Description	City Review Time (Working Days)	Applicant Response
6/7/2012	First Submittal	Project Deemed Complete	-	-
7/9/2012	First Assessment Letter		21 days	
2/14/2013	Second Submittal			149 days
2/28/2013	Second Assessment Letter		9 days	
3/5/2013	Third Submittal			3 days
3/18/2013	Third Review Completed	All issues resolved except the community group recommendation	9 days	
3/25/2013	NORA Posted	Exempt and NORA was posted	5 days	
4/16/2013	NORA Appeal Period	NORA appeal period ends.		15 days
4/17/2013	Applicant Request	The applicant submitted a request for DSD to make a decision on the application.		1 days
4/18/2013	DSD Approval	CDP was approved and Notice of Decision was distributed, and appeal period ended on 5/6/2013	1 days	
5/6/2013	Appeal Application	DSD received 3 appeal applications		12 days
6/13/2013	Appeal Public Hearing	<b>First available date</b>	27 days	
<b>TOTAL STAFF TIME</b>		(Does not include City Holidays or City Furlough)	<b>72 days</b>	
<b>TOTAL APPLICANT TIME</b>		(Does not include City Holidays or City Furlough)		<b>180 days</b>
<b>TOTAL PROJECT RUNNING TIME</b>		From Deemed Complete to Hearing	<b>252 working days</b> (364 calendar days)	

