



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: July 21, 2026

TO: Hearing Officer

FROM: TC Travis Cleveland, Development Project Manager, Development Services

SUBJECT: Engineering Conditions for Item #3 on the July 22, 2025 Hearing Officer Agenda, PRJ-1101825, 7354 Romero Drive

The conditions included in the draft permit in the staff report for this item were not the final versions approved by staff.

Conditions 11-14 in the draft permit are hereby deleted and replaced with the following:

11. Prior to the issuance of any building permit, the Owner/Permittee shall provide an Irrevocable Offer of Dedication on Romero Drive to provide a 12-foot curb-to-property-line distance, to the satisfaction of the City Engineer.
12. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond the reconstruction a 12-foot wide driveway, adjacent to the site on Romero Drive , satisfactory to the City Engineer.
13. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond the removal of existing gutter and construction of City Standard curb and gutter matching the existing flow line on Romero Drive, satisfactory to the City Engineer.
14. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for non-standard driveway , landscaping, irrigation, trees, stairs and steps along Romero Drive Public Right-of-Way.
15. The existing drainage system as shown on the site plan, is private and subject to approval by the City Engineer.
16. Development of this project shall comply with all permanent stormwater requirements set forth in Municipal Stormwater Permit No. 2013-0001, or any subsequent order, as well as the current version of the City of San Diego's Stormwater Standards Manual.

17. 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 Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

Subsequent conditions will be renumbered to match.

Attachments: 1. Revised Draft Permit (Strikeout/Underline)

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

INTERNAL ORDER NUMBER: 24010095

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3243580
AND VARIANCE NO. PMT-3335393
7354 ROMERO DRIVE VARIANCE - PROJECT NO. 1101825
HEARING OFFICER

This Coastal Development Permit No. PMT-3243580 and Variance No. PMT-3335393 (Permit) is granted by the Hearing Officer of the City of San Diego to BEHNAM TASHAKORIAN, a married man as his sole and separate property, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0405 and 126.0805. The 0.297-acre site is located at 7354 Romero Drive in the RS-1-4 zone, the Coastal Non-Appealable Overlay, and the Coastal Height Limitation Overlay zones of the La Jolla Community Plan area.

The project site is legally described as:

LOT 3, BLOCK "C" LA JOLLA COUNTRY CLUB HEIGHTS, ACCORDING TO MAP THEREOF NO. 1975, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1926, AND MORE PARTICULARLY DESCRIBED WITHIN INTERSPOUSAL INDIVIDUAL GRANT DEED RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MAY 29, 2020 AS DOCUMENT NO. 2020-0272295 O.R.;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a second- and third-story addition to a single dwelling unit with a variance for western side setback and front yard setback described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 25, 2025, on file in the Development Services Department.

The project shall include:

- a. A 6,667-square-foot 3-story single dwelling unit;
- b. A 3.1-foot western side-yard setback to be observed at the garage and second story.
A 13.6-foot front yard setback to be observed at the garage and second story.
- c. Existing landscaping; and

- d. 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 August 6, 2029.
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 provide an Irrevocable Offer of Dedication on Romero Drive to provide a 12-foot curb-to-property-line distance, to the satisfaction of the City Engineer.

12. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond the reconstruction a 12-foot wide driveway, adjacent to the site on Romero Drive, satisfactory to the City Engineer.

13. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond the removal of existing gutter and construction of City Standard curb and gutter matching the existing flow line on Romero Drive, satisfactory to the City Engineer.

14. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for non-standard driveway, landscaping, irrigation, trees, stairs and steps along Romero Drive Public Right-of-Way.

15. The existing drainage system as shown on the site plan, is private and subject to approval by the City Engineer.

16. Development of this project shall comply with all permanent stormwater requirements set forth in Municipal Stormwater Permit No. 2013-0001, or any subsequent order, as well as the current version of the City of San Diego's Stormwater Standards Manual.

17. 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 Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

~~11. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the private storm drain connection, sidewalk underdrains, trench drain, cobble stone curb and gutter, non-standard driveway, steps, stairs, landscapes, and irrigation, within the right-of-way, satisfactory to the City Engineer.~~

~~12. Development of this project shall comply with all permanent stormwater requirements of Municipal Stormwater Permit No. 2013-0001, or subsequent order, and the current version of the City of San Diego's Stormwater Standards Manual.~~

~~13. Development of this project shall comply with all stormwater construction requirements of the current version of the City of San Diego's Stormwater Standards Manual.~~

~~14.18. The developer is responsible to ensure that all final design plans, grading plans, and building plans incorporate applicable best management practices (BMPs).~~

PLANNING/DESIGN REQUIREMENTS:

15.19. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

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

~~17.21.~~ All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer the City of San Diego on July 22, 2026, and Resolution No. HO-____.

ATTACHMENT 4

Coastal Development Permit No. PMT-3243580

Variance No. PMT-3335393

Date of Approval: July 22, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Francisco Mendoza
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.

BENHAM TASHAKORIAN
Owner/Permittee

By _____
Benham Tashakorian

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