



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: January 27, 2016

REPORT NO. HO-16-003

ATTENTION: Hearing Officer

SUBJECT: MAROUF RESIDENCE  
PROJECT NUMBER: 409685

LOCATION: 2465 Hidden Valley Road

OWNER/  
APPLICANT: Kaid and Isabel Marouf (Attachment 14)  
James Scott Fleming, Architect

### SUMMARY

Issue: Should the Hearing Officer approve the demolition of an existing detached garage, and the construction of a garage and companion unit with deck on a site with an existing single-family dwelling unit located at 2465 Hidden Valley Road in the La Jolla Community Plan and Local Coastal Program Land Use Plan Area?

Staff Recommendation - APPROVE Site Development Permit No. 1586703 and Coastal Development Permit No. 1586701.

Community Planning Group Recommendation – On November 5, 2015, the La Jolla Community Planning Association voted 12-0-1 to recommend approval of the project with no conditions (Attachment 12).

Other Recommendations: On September 15, 2015, the La Jolla Shores Planned District Advisory Board voted 4-0-1 to recommend approval of the project with no conditions (Attachment 13).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 5, 2016, and the opportunity to appeal that determination ends on January 20, 2016.

## BACKGROUND

The project site is located at 2465 Hidden Valley Road, between Torrey Pines Road and East Roseland Drive (Attachment 1). The property is in the SF (Single-Family) Zone of the La Jolla Shores Planned District (LJSPD), and the Coastal (Non-Appealable Area 2), Coastal Height Limitation, Parking Impact (Coastal), Residential Tandem Parking, and the Transit Area Overlay Zones within the La Jolla Community Plan (LJCP) and Local Coastal Program (LCP) land use plan area. The project site is designated for Very Low Density Residential use at 0-5 dwelling units per acre (du/ac) in the LJCP/LCP land use plan (Attachment 2). The project site is bounded by a school site to the west, and custom designed single-family homes to the east, north, and south.

The 0.29-acre property has been previously graded to two pads with an elevation difference of approximately 5 feet. The site has been developed with a two-story, 2,549-square-foot single-family dwelling unit, located on the upper pad, and a 440-square-foot detached garage located on the lower pad, built in the 1950s. A historic assessment was recently performed as part of a building permit application for a proposed remodel/addition of the garage (Project No. 405672). Based on a review of photos, an Assessor's Building Record, and water and sewer records, it was determined that a historic research report was not required. On January 26, 2015, City staff determined that the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

## DISCUSSION

Pursuant to San Diego Municipal Code (SDMC) Section 1510.0201, a La Jolla Shores Planned District Permit processed as a Process 3 Site Development Permit (SDP) is required for the erection of a new building or structure, or the remodeling, alteration, addition, or demolition of any existing building or structure within the LJSPD. A Coastal Development Permit (CDP) is required for all coastal development of a premise within the Coastal Overlay Zone in accordance with SDMC Section 126.0702. The project proposes to demolish an existing garage, and to construct a new garage and companion unit on the site with an existing single-family dwelling unit located within the LJSPD and Coastal Overlay Zone, and therefore, requires a SDP and CDP.

### Project Description:

The project proposes to demolish an existing 440-square-foot, detached garage, and construct a new 1,165-square-foot detached garage. A 698-square-foot companion unit and a 550 square-foot roofed deck are proposed above the detached garage. No modifications to the existing two-story, 2,549-square-foot, single-family dwelling unit are proposed as part of this application. The project would result in a total Gross Floor Area (GFA) of 4,412 square feet on a 0.29-acre site. The new garage would accommodate four vehicles. Three off-street parking spaces are required for the site; two parking spaces for the existing dwelling unit and one parking space for the companion unit. The companion unit would include one bedroom with a bath and a closet, an additional bath, a kitchen, sitting area, and a 550-square-foot deck with a roof (not included in

GFA) with 42-inch high open wood railing. The scope of work also includes the removal and relocation of an existing 6-foot high wood fence from the public right-of-way of Hidden Valley Road, the replacement of the existing driveway with a new 18-foot wide driveway, and construction of a 5-foot wide contiguous sidewalk along the property frontage within the right-of-way of Hidden Valley Road.

A companion unit is permitted as a limited use in the SF Zone of the LJSPD subject to applicable regulations in Chapter 14, Article 1 pursuant to SDMC Section 1510.0303. The proposed companion unit has been designed in conformance with said regulations as set forth in SDMC Section 141.0302. Furthermore, the project has been designed in conformance with the requirements of the LJSPD Ordinance (PDO). The PDO does not contain quantitative restrictions on GFA. Bulk and scale are regulated through maximum coverage and height, as well as an analysis of general conformity with the surrounding neighborhood per the policies of the LJCP/LCP. In addition, the PDO requires structure setbacks to be in general conformity with those in the vicinity, except for buildings with openings facing the side property line, which are subject to a minimum 4-foot setback.

A comparative setback survey of properties within the immediate area demonstrates that a wide range of setbacks exist in the neighborhood, including a front yard setback range of 5 to 60 feet, and a side yard setback range of 5 to 32 feet. The proposed project front yard setback of 20 feet, and side yard setback (north side) of 7 feet, fall within the setback range of the neighborhood, and therefore, are in general conformity with the other properties in the area.

The proposed overall structure height of 25 feet complies with the 30-foot Coastal Height Limitation Overlay Zone and the PDO requirements, as well as the maximum 30-foot height limit for a companion unit with a sloped roof located above a garage, per SDMC Section 141.0302(m) (Attachment 11). The proposed lot coverage of 22 percent complies with the 60 percent maximum allowed, and the proposed landscaped area covering 61 percent of the project site exceeds the minimum 30 percent requirement. The project incorporates architectural and design features, including the use of wood siding and shingle roofing, in conformance with the general design regulations of the PDO. Exterior materials and colors will match the existing single-family residence. Therefore, the project complies with all applicable development regulations and requires no deviations.

#### Community Plan and Local Coastal Program Analysis:

The LJCP designates the site and surrounding areas to the north, south, and east as Very Low Density Residential use (0-5 du/ac). The area west of the project site is designated for School use. The proposed accessory structures to the existing single-family dwelling unit are consistent with the underlying land use designation. The residential element of the LJCP includes recommendations to maintain and enhance the existing neighborhood character, and to promote visual harmony in the transitions between new and existing structures (page 76). The plan recommends use of off-setting planes and building articulation to promote transitions between new and older structures. The neighborhood is developed with one and two-story custom homes of various architectural styles and size. The project incorporates vertical and horizontal

offsetting planes, including two inset areas along the north elevation, a second story bay window along the east (front) elevation, and varied roof-lines, and proposes use of architectural details, and varied colors and materials that match the existing home, and contribute to the aesthetic appeal of the proposed addition.

The project site is approximately a half mile from the coastline. The proposed development will not affect any identified public access, or any public views, intermittent or partial vista views, viewsheds, or scenic overlooks as identified within the LJCP/LCP land use plan (Attachment 10). Furthermore, the project site is not located between the ocean and the first public roadway paralleling the ocean, or in an area identified for public access to the coastline. All proposed development occurs on private property, and due to its location, the project would not impact public views of the Pacific Ocean.

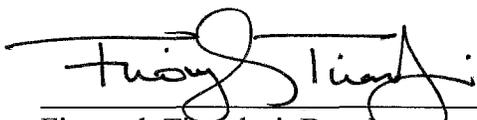
Conclusion:

Staff has reviewed the application for the Site Development Permit and Coastal Development Permit and has determined that the project complies with all applicable regulations and policy documents. The project is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted LJCP/ LCP land use plan, LJSPDO, SDMC, and the General Plan. Therefore, staff recommends the Hearing Officer approve the SDP and CDP as presented.

ALTERNATIVES

1. Approve Site Development Permit No. 1586703 and Coastal Development Permit No. 1586701, with modifications.
2. Deny Site Development Permit No. 1586703 and Coastal Development Permit No. 1586701, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

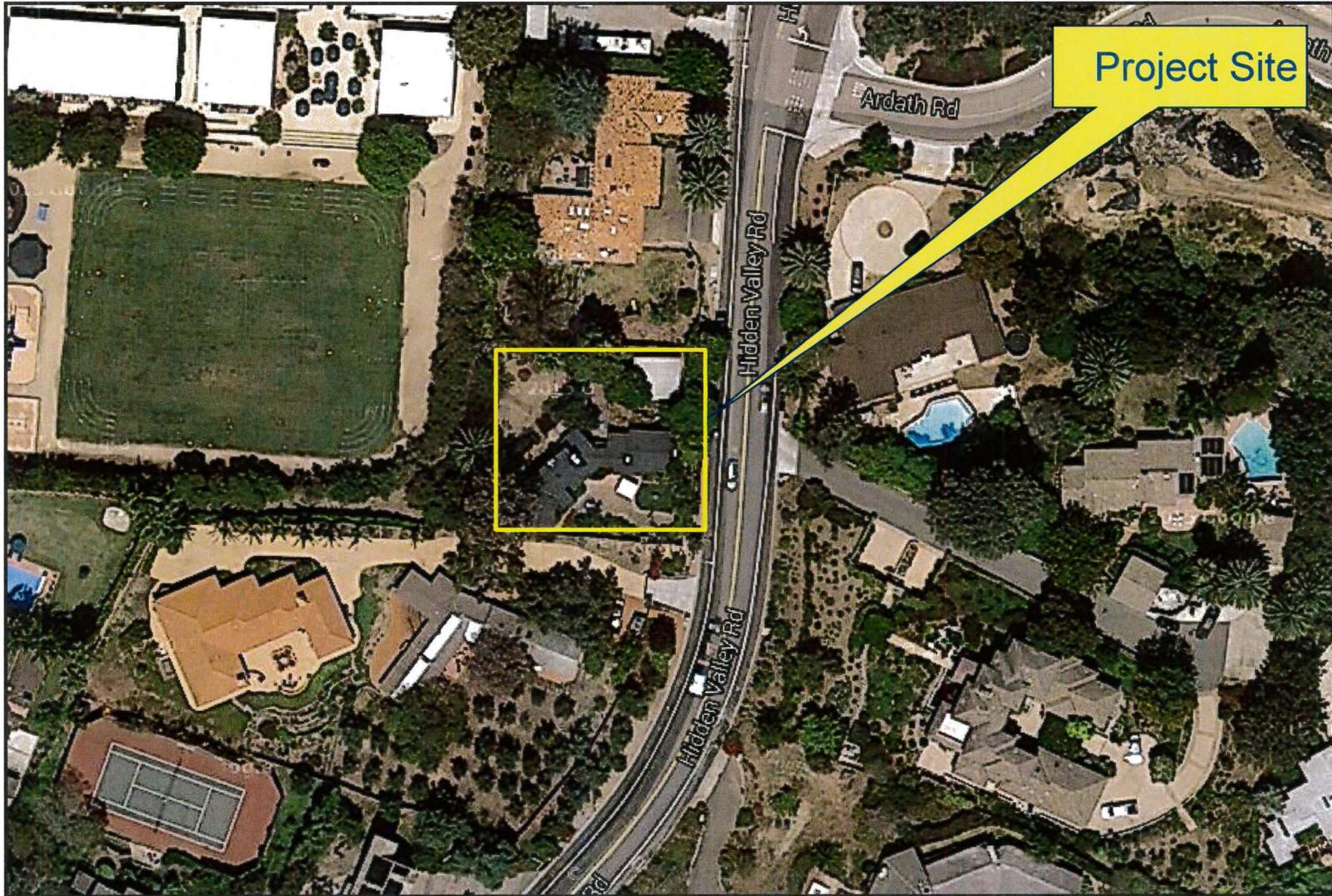


Firouzeh Tirandazi, Development Project Manager

Attachments:

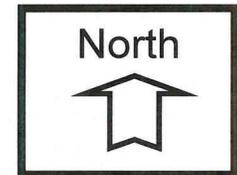
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions

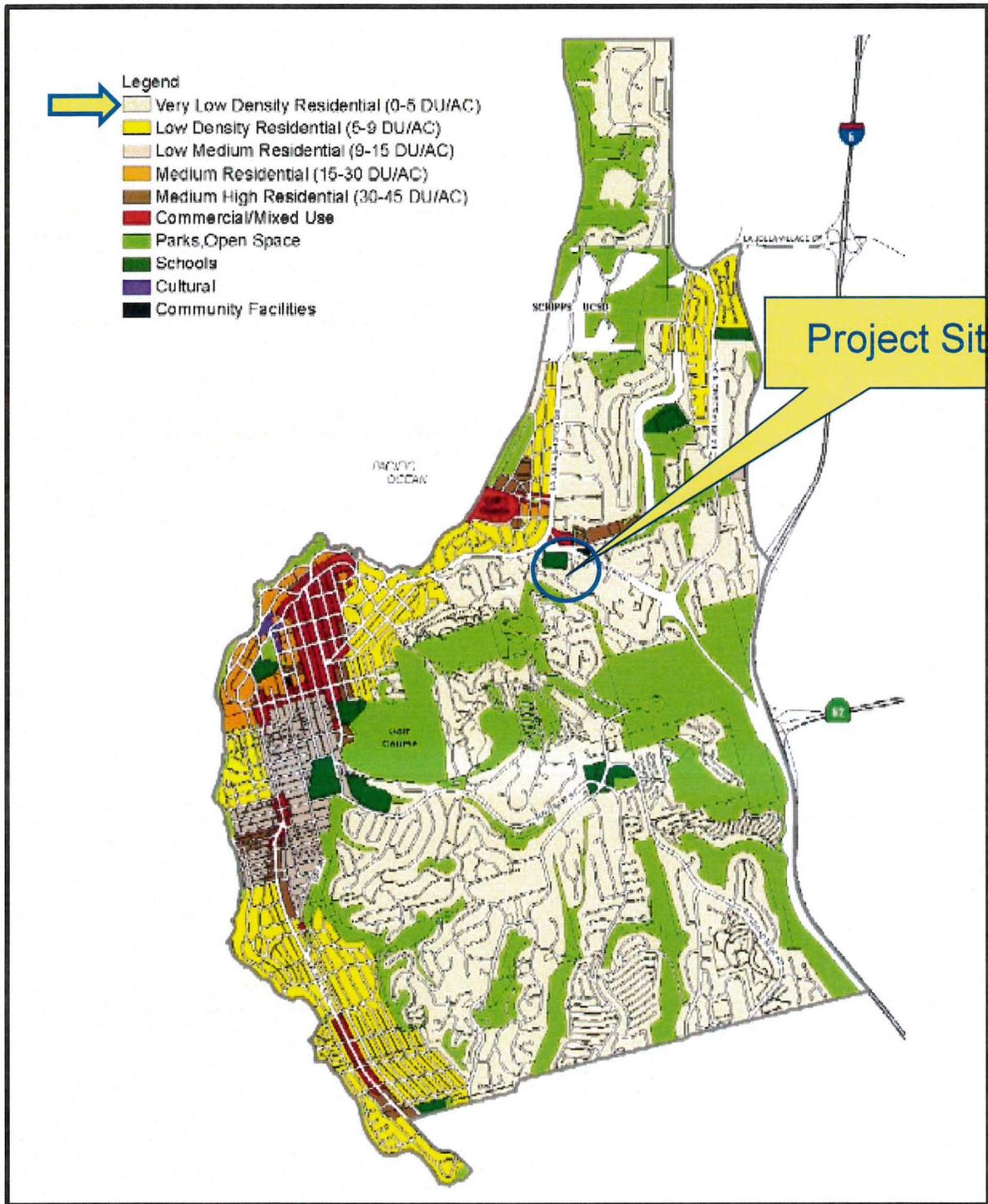
7. Environmental Exemption
8. Site Plan
9. Project Plans
10. Community Plan – Identified Public Vantage Points
11. San Diego Municipal Code Section 141.0302(m)
12. La Jolla Community Planning Association Recommendation
13. La Jolla Shores Planned District Advisory Board Recommendation
14. Ownership Disclosure Statement



## Aerial Photograph

MAROUF RESIDENCE— Project No. 409685  
2465 Hidden Valley Road

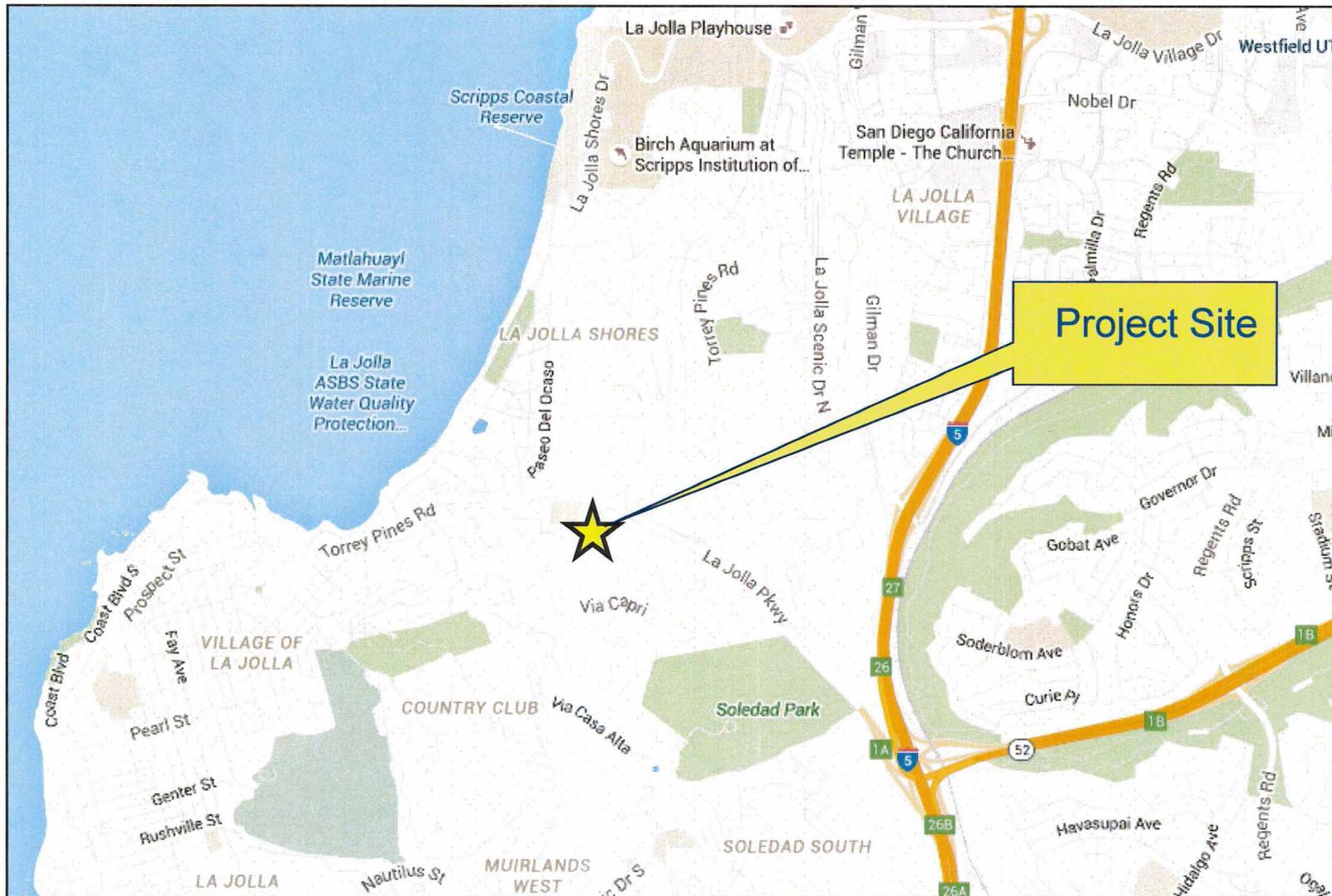




## Land Use Map

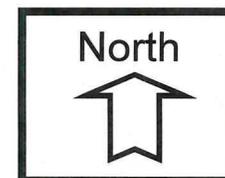
**MAROUF RESIDENCE—Project No. 409685**  
2465 Hidden Valley Road





## Location Map

**MAROUF RESIDENCE—Project No. 409685**  
**2465 Hidden Valley Road**



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Marouf Residence	
<b>PROJECT DESCRIPTION:</b>	Demolition of an existing 440-square-foot detached garage, and construction of a new 1,165-square-foot detached garage, with a 698-square-foot companion unit and a 550-square-foot deck with a roof, above, on a site with an existing 2,549-square-foot single-family dwelling unit.	
<b>COMMUNITY PLAN AREA:</b>	La Jolla	
<b>DISCRETIONARY ACTIONS:</b>	Coastal Development Permit and Site Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Very Low Density Residential (0-5 dwelling units per acre)	
<b><u>ZONING INFORMATION:</u></b>		
<b>ZONE:</b> LJSPD-SF (Single-Family)		
<b>HEIGHT LIMIT:</b> 30-Foot maximum height limit; 25 feet proposed		
<b>LOT SIZE:</b> None Specified		
<b>FLOOR AREA RATIO:</b> 60 percent maximum lot coverage; 22 percent proposed		
<b>FRONT SETBACK:</b> General Conformity to the Neighborhood; 20 feet proposed		
<b>SIDE SETBACK:</b> General Conformity to the Neighborhood; 7 feet (north side) proposed		
<b>STREETSIDE SETBACK:</b> General Conformity to the Neighborhood; n/a		
<b>REAR SETBACK:</b> General Conformity to the Neighborhood; 46 feet		
<b>PARKING:</b> Three (3) parking spaces required; Four (4) spaces proposed		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Very Low Density Residential; LJSPD-SF	Single Family Residential
<b>SOUTH:</b>	Very Low Density Residential; LJSPD-SF	Single Family Residential
<b>EAST:</b>	Very Low Density Residential; LJSPD-SF	Single Family Residential
<b>WEST:</b>	School Use	School
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On November 5, 2015, the La Jolla Community Planning Association voted 12-0-1 to recommend approval of the project with no conditions. On September 15, 2015, the La Jolla Shores Advisory Board voted 4-0-1 to recommend approval of the project with no conditions.	

HEARING OFFICER RESOLUTION NO. HO-\_\_\_\_\_  
SITE DEVELOPMENT PERMIT NO. 1586703  
AND COASTAL DEVELOPMENT PERMIT NO. 1586701  
**MAROUF RESIDENCE - PROJECT NO. 409685**

WHEREAS, Kaid and Isabel Marouf, Co-Trustees of the Marouf Family Trust, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing detached garage, and to construct a two-story, 1,863-square-foot, detached garage and companion unit addition to an existing 2,549 square-foot single-family dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1586703 and 1586701) on portions of a 0.29-acre site;

WHEREAS, the project site is located at 2465 Hidden Valley Road in the SF (Single Family) Zone of the La Jolla Shores Planned District, and the Coastal (Non-Appealable Area 2), Coastal Height Limitation, Parking Impact (Coastal), Residential Tandem Parking, and the Transit Area Overlay Zones within the La Jolla Community Plan and Local Coastal Program Land Use Plan;

WHEREAS, the project site is legally described as Lot 1 of Valley Square, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3331, filed in the Office of the County Recorder of San Diego County, November 14, 1955;

WHEREAS, on January 27, 2016, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1586703 and Coastal Development Permit No. 1586701 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on January 5, 2016 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 Guidelines Section 15303 (New Construction), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated January 27, 2016.

FINDINGS:

**Site Development Permit – Section 126.0504**

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

The Marouf Residence project proposes to demolish an existing 440-square-foot detached garage, and construct a new two-story, 1,863-square-foot detached garage and companion unit addition to an existing two-story, 2,549 square-foot, single-family dwelling unit on a 0.29-acre site located at

2465 Hidden Valley Road in the SF (Single-Family) Zone of the La Jolla Shores Planned District (LJSPD). The project would consist of a 1,165-square-foot detached garage, with a 698-square-foot companion unit, and a 550-square-foot deck with a roof not included in Gross Floor Area (GFA), above the garage, resulting in a total GFA of 4,412 square feet. The project site is designated for Very Low Density Residential use at 0-5 dwelling units per acre (du/ac) in the La Jolla Community Plan (LJCP) and Local Coastal Program (LCP) land use plan. The proposed garage and companion unit are accessory structures to the existing single-family dwelling unit and consistent with the underlying land use designation.

The residential element of the LJCP includes recommendations to maintain and enhance the existing neighborhood character, and to promote visual harmony in the transitions between new and existing structures (page 76). The plan recommends use of off-setting planes and building articulation to promote transitions between new and older structures. The neighborhood is developed with one and two-story custom homes of various architectural styles and size. The project incorporates vertical and horizontal offsetting planes, including two inset areas along the north elevation, a second story bay window along the east (front) elevation, and varied roof-lines, and proposes use of architectural details, and varied colors and materials that match the existing residence. These design elements contribute to the aesthetic appeal of the proposed addition, and help reduce the perceived structure bulk and scale, facilitate the transition in scale between the proposed structure and the older structures, and ensure compatibility with the existing structure and the diverse architecture in the neighborhood.

The project site is approximately a half mile from the coastline. The proposed development will not affect any identified public access, or any public views, intermittent or partial vista views, viewsheds, or scenic overlooks as identified within the LJCP/LCP land use plan (Figure 9, page 35). The project has been found to be consistent with the LJCP/LCP land use plan, and therefore, the proposed addition of the accessory structures to the existing single-family dwelling unit will not adversely affect the applicable land use plan.

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

The proposed project has been designed to comply with all applicable development regulations, including those of the SF Zone of the La Jolla Shores Planned District, the Coastal Overlay Zone, and regulations applicable to Companion Units. The discretionary permit controlling the development and continued use of this site contains specific regulatory conditions ensuring compliance with all applicable regulations and policies. Such conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing in the surrounding area. Prior to issuance of any building permit for the proposed development, the plans will be reviewed for compliance with all building, electrical, mechanical, fire, and plumbing codes. Compliance with these regulations during and after construction will be enforced through building inspections completed by the City's building inspectors. Furthermore, this project has been reviewed pursuant to the California Environmental Quality Act, and the environmental analysis did not find any significant impacts to public health and safety. Therefore, the project will not be detrimental to the public health, safety, and welfare.

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

The proposed project has been designed to comply with all applicable development regulations, including those of the SF Zone of the La Jolla Shores Planned District, and other applicable regulations of the San Diego Municipal Code (SDMC), and the Coastal Overlay Zone. A companion unit is permitted as a limited use in the SF Zone of the LJSPD subject to applicable regulations in Chapter 14, Article 1 (Separately Regulations Use Regulations) pursuant to SDMC Section 1510.0303. The proposed companion unit has been designed in conformance with said regulations as set forth in SDMC Section 141.0302. Furthermore, the project has been designed in conformance with the requirements of the LJSPD Ordinance (PDO). The PDO does not contain quantitative restrictions on GFA. Bulk and scale are regulated through maximum coverage and height, and an analysis of general conformity with the surrounding neighborhood per the policies of the LJCP. The PDO requires structure setbacks to be in general conformity with those in the vicinity, and any building with openings to observe a minimum side setback of 4 feet from the property line. A comparative setback survey of properties in the immediate area demonstrates that a wide range of setbacks exist in the neighborhood, including a front yard setback range of 5 to 60 feet, and a side yard setback range of 5 to 32 feet. The proposed project front yard setback of 20 feet, and side yard setback (north side) of 7 feet, fall within the setback range of the neighborhood, and therefore, are in general conformity with the other properties in the vicinity.

As designed, the project's proposed 25-foot structure height is in compliance with the maximum 30-foot Coastal Height Limitation Overlay Zone and the PDO requirements, as well as the maximum 30-foot height limit for a companion unit with a sloped roof above a garage, per SDMC Section 141.0302(m). The proposed lot coverage of 22 percent complies with the 60 percent maximum allowed, and the proposed landscaped area covering 61 percent of the project site exceeds the minimum 30 percent requirement. The project incorporates architectural and design features, including use of wood siding and shingle roofing, in conformance with the general design regulations of the PDO. The project is not requesting nor does it require any deviations or variances from the applicable development regulation and policy documents. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

**Coastal Development Permit – Section 126.0708**

**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 0.29-acre project site is an interior lot located approximately a half mile from the coastline. The project has been designed to comply with all applicable development regulations. There is

no existing or proposed public accessway to the beach on or adjacent to the project site as identified in the LJCP/LCP land use plan. Furthermore, the project site is not located in an area containing any public views, intermittent or partial vista views, viewsheds, or scenic overlooks identified within the LJCP/LCP land use plan (Figure 9, page 35). Therefore, the project will have no effect upon any existing physical access way legally used by the public or any proposed public accessway, and will have no effect on public views to and along the ocean and other scenic coastal areas as specified in the LJCP/LCP land use plan.

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

The project site has been previously graded and developed. The site is currently improved with a single-family dwelling unit and a detached garage, located within a fully developed residential neighborhood. The project site does not contain any environmentally sensitive lands as defined in SDMC Section 113.0103. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The proposed project conforms to the underlying land use designation of 0-5 dwelling units per acre per the LJCP/LCP land use plan. The project site is located approximately a half mile from the coastline. There are no identified public views on or within the area of the project site as identified in the LJCP/LCP land use plan. The project site is not located in an area identified as containing any form of public access to the beach. The proposed development will be contained within the existing legal lot area and will not affect any identified public access or public views, intermittent or partial vista views, viewsheds, or scenic overlooks as identified within the LJCP/LCP land use plan. The project is not requesting nor does it require any deviations or variances from the applicable regulation 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 LJCP/LCP land use plan and complies with all regulations of the certified Implementation Program.

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

The project site is a 0.29-acre interior lot located at 2465 Hidden Valley Road. It is located approximately a half mile from the coastline. The property is not located between the ocean and the first public roadway paralleling the ocean located within the Coastal Overlay Zone. Therefore, the proposed development and approval of the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1586703 and Coastal Development Permit No. 1586701 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1586703 and 1586701, a copy of which is attached hereto and made a part hereof.

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Firouzeh Tirandazi  
Development Project Manager  
Development Services

Adopted on: January 27, 2016

Internal Order No.: 24005622

**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: 24005622

**SITE DEVELOPMENT PERMIT NO. 1586703**  
**AND COASTAL DEVELOPMENT PERMIT NO. 1586701**  
**MAROUF RESIDENCE - PROJECT NO. 409685**  
**HEARING OFFICER**

This Site Development Permit No. 1586703 and Coastal Development Permit No. 1586701 are granted by the Hearing Officer of the City of San Diego to Kaid and Isabel Marouf, Co-Trustees of the Marouf Family Trust, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0504 and 126.0708. The 0.29-acre site is located at 2465 Hidden Valley Road in the SF (Single-Family) Zone of the La Jolla Shores Planned District, and the Coastal (Non-Appealable Area 2), Coastal Height Limitation, Parking Impact (Coastal), Residential Tandem Parking, and the Transit Area Overlay Zones within the La Jolla Community Plan and Local Coastal Program area. The project site is legally described as: Lot 1 of Valley Square, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3331, filed in the Office of the County Recorder of San Diego County, November 14, 1955.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to allow the demolition of an existing detached garage, and the construction of a two-story, 1,863-square-foot, detached garage and companion unit addition on a site containing an existing 2,549-square-foot single-family dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 27, 2016, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing 440-square-foot detached garage;
- b. Construction of a detached two-story structure consisting of a 1,165-square-foot garage, with a second story 698-square-foot companion unit, and a 550 square-foot deck with a

roof (not included in Gross Floor Area), on a premises with an existing 2,549 square-foot, two-story, single family dwelling unit to remain;

- c. Removal of an existing 6-foot high fence located within the public right-of-way of Hidden Valley Road, and the construction of a new 6-foot high fence along the front property line;
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking; 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 February 11, 2019.

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.

**ENGINEERING REQUIREMENTS:**

10. The drainage system proposed for this development, as shown on the Exhibit "A" Site Plan, is private and subject to approval by the City Engineer.

11. Prior to foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is consistent with Exhibit "A", satisfactory to the City Engineer.

12. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for proposed private landscaping/irrigation within Hidden Valley Road public right of way.

13. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 18-foot wide driveway per current City Standards SDG-159, adjacent to the site on Hidden Valley Road.

14. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new sidewalk per City Standards SDG-155 along the frontage on Hidden Valley Road.

15. Prior to the issuance of any building permit, the Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of surface drainage entering into the property from the Right-of-Way due to the design of the existing driveway.

16. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

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 Appendix G of the City's Storm Water Standards.

**LANDSCAPE REQUIREMENTS:**

18. Prior to issuance of a grading or building permit, the Owner/Permittee shall submit a site/plot plan consistent with the plans submitted for a building permit showing the required 30 percent landscaped area in a crosshatch pattern and labeled "Landscape Area Diagram."

19. Provide the following note on the "Landscape Area Diagram": "All of the landscape to meet the 30 percent area requirement shall be installed as required by the La Jolla Shores Planned District Ordinance prior to final inspection."

20. Any modifications or changes to the "Landscape Area Diagram" and existing or proposed plant material, as shown on the approved Exhibit "A" Landscape Concept Plan, are permitted provided the resulting landscape meets the minimum area requirements of the La Jolla Shores Planned District Ordinance.

**PLANNING/DESIGN REQUIREMENTS:**

21. Owner/Permittee shall maintain a minimum of three off-street parking spaces, two spaces for the primary dwelling unit and one space for the companion unit, on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

22. Neither the primary dwelling unit nor the companion unit may be sold or conveyed separately. The record owner shall reside in the primary dwelling unit or the companion unit.

23. 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.

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

**GEOLOGY REQUIREMENTS:**

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

26. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on January 27, 2016, and Resolution No. \_\_\_\_\_.

Permit Type/PTS Approval No.: SDP No. 1586703 and CDP No. 1586701  
Date of Approval: January 27, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

---

Firouzeh Tirandazi  
Development Project Manager

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

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**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.

MAROUF FAMILY TRUST  
Owner/Permittee

By \_\_\_\_\_  
Kaid Marouf  
Co-Trustee of the Marouf Family Trust

By \_\_\_\_\_  
Isabel Marouf  
Co-Trustee of the Marouf Family Trust

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

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

PROJECT TITLE/ NO.: MAROUF RESIDENCE/409685

PROJECT LOCATION-SPECIFIC: 2465 Hidden Valley Road, San Diego CA 92037

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: This project consists of a COASTAL DEVELOPMENT PERMIT (CDP) and SITE DEVELOPMENT PERMIT (SDP) to demolish an existing 440-square-foot, detached garage, and construct a new 1,165-square-foot detached garage, with a 698-square-foot companion unit and a 550 square-foot roofed deck, above. No modifications to the existing two-story, 2,549-square-foot, single-family dwelling unit is proposed as part of this application. The project would result in a total Gross Floor Area (GFA) of 4,412 square feet on a 0.29-acre site. The new garage would accommodate four vehicles. The companion unit would include one bedroom with bath/closet, an additional bath, a kitchen, sitting area, and a 550-square-foot roofed deck with 42-inch high open wood railing (not included in GFA). The scope of work also includes removal/relocation of an existing 6-foot high wood fence from the public right-of-way of Hidden Valley Road, the replacement of the existing driveway with a new 18-foot wide driveway, and construction of a 5-foot wide contiguous sidewalk along property frontage within the right-of-way of Hidden Valley Road. The developed 12,650-square-foot project site is located at 2465 Hidden Valley Road. The parcel is designated Very Low Density Residential (0 - 5 dwelling units per acre) and zoned LJSPD-SF within the La Jolla Community Plan and Local Coastal Program Land Use Plan. Additionally, the project site is within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (non-appealable 2 area), and the Parking Impact Overlay Zone (Coastal Impact Areas), Council District 1.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: KAIO MAROUF 2465 HIDDEN VALLEY ROAD, SAN DIEGO, CA 92037, (858)531-2335

EXEMPT STATUS: (CHECK ONE)

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

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15303 (New Construction) which allows for the construction and location of limited numbers of new, small facilities or structures; examples include, but are not limited to one single-family residence, or a second dwelling unit in a residential zone. Furthermore, the exceptions listed in 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Morgan Dresser

TELEPHONE: (619)446-5404

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.

[Handwritten Signature]
SIGNATURE/TITLE

11/6/2016
DATE

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: January 5, 2016

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24005657

**PROJECT NAME/NUMBER:** Marouf Residence /Project No. 409685  
**COMMUNITY PLAN AREA:** La Jolla  
**COUNCIL DISTRICT:** 1  
**LOCATION:** 2465 Hidden Valley Road, San Diego, CA 92037

**PROJECT DESCRIPTION:** This project consists of a COASTAL DEVELOPMENT PERMIT (CDP) and SITE DEVELOPMENT PERMIT (SDP) to demolish an existing 440-square-foot, detached garage, and construct a new 1,165-square-foot detached garage, with a 698-square-foot companion unit and a 550 square-foot roofed deck, above. No modifications to the existing two-story, 2,549-square-foot, single-family dwelling unit is proposed as part of this application. The project would result in a total Gross Floor Area (GFA) of 4,412 square feet on a 0.29-acre site. The new garage would accommodate four vehicles. The companion unit would include one bedroom with bath/closet, an additional bath, a kitchen, sitting area, and a 550-square-foot roofed deck with 42-inch high open wood railing (not included in GFA). The scope of work also includes removal/relocation of an existing 6-foot high wood fence from the public right-of-way of Hidden Valley Road, the replacement of the existing driveway with a new 18-foot wide driveway, and construction of a 5-foot wide contiguous sidewalk along property frontage within the right-of-way of Hidden Valley Road. The developed 12,650-square-foot project site is located at 2465 Hidden Valley Road. The parcel is designated Very Low Density Residential (0 – 5 dwelling units per acre) and zoned LJSPD-SF within the La Jolla Community Plan and Local Coastal Program Land Use Plan. Additionally, the project site is within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (non-appealable 2 area), and the Parking Impact Overlay Zone (Coastal Impact Areas), Council District 1.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Hearing Officer (Process 3).

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

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego Development Services Staff.

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15303 (New Construction) which allows for the construction and location of limited numbers of new, small facilities or structures; examples include, but are not limited to one single-family residence, or a second dwelling unit in a residential zone. Furthermore, the exceptions listed in 15300.2 would not apply.

**CITY CONTACT:** Firouzeh Tirandazi, Project Manager  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153  
**CONTACT INFORMATION:** (619) 446-5325/ FTirandazi@sandiego.gov

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On January 5, 2016, 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 of San Diego Planning Commission. If you have any questions about this determination, contact the Project Manager above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (by January 20, 2016). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

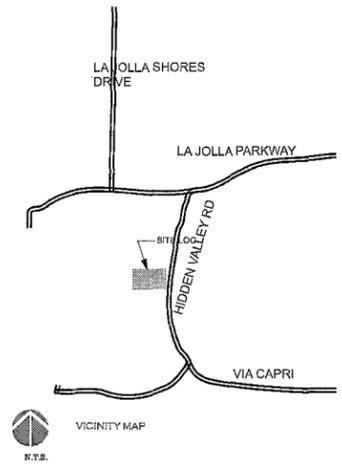
This information will be made available in alternative formats upon request.

THE FOLLOWING ITEMS REQUIRE "HERS" VERIFICATION FOR ENERGY EFFICIENCY MEASURES:

- DUCT SEALING
- COOLING SYSTEM AIRFLOW
- COOLING SYSTEM UNIT FAN EFFICACY
- COOLING SYSTEM SEER AND EER ABOVE MINIMUM.
- WHOLE BUILDING VENTILATION AIRFLOW
- BUILDING ENVELOPE AIR LEAKAGE.

PROPERLY COMPLETED AND SIGNED CERTIFICATES OF INSTALLATION (CF2R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD. FOR PROJECTS REQUIRING "HERS" VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY.

PROPERLY COMPLETED CERTIFICATES OF VERIFICATION (CF3R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR ITEMS REQUIRING "HERS" VERIFICATION. CF3R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED "HERS" PROVIDER DATA REGISTRY.



**CODES:**  
 2013 CALIFORNIA RESIDENTIAL CODE (CRC) AND/OR 2013 CALIFORNIA BUILDING CODE (CBC) AS APPLICABLE.  
 2013 CALIFORNIA GREEN BUILDING STANDARDS  
 2013 CALIFORNIA ELECTRICAL CODE  
 2013 CALIFORNIA PLUMBING CODE  
 2013 CALIFORNIA FIRE CODE  
 2013 CALIFORNIA BUILDING ENERGY STANDARDS

**DEVELOPMENT SUMMARY**  
 SCOPE OF WORK: DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF NEW GARAGE AND SECOND FLOOR COMPANION UNIT.  
 LEGAL DESCRIPTION: LOT 1 OF VALLEY SQUARE MAP 3331  
 PROJECT ADDRESS: 3465 HIDDEN VALLEY ROAD, LA JOLLA, CA 92037  
 A.P.N.: 346-531-11-00  
 OWNER: KAD MAROUF  
 2465 HIDDEN VALLEY ROAD, LA JOLLA, CA 92037  
 ZONE: LHSFD-SF/COASTAL CITY/COASTAL HEIGHT LIMIT GEOLOGIC HAZARD CATEGORY 22  
 OCCUPANCY: B-3  
 EXISTING USE: R-1H  
 PROPOSED USE: R-1H  
 CONSTRUCTION TYPE: V-B  
 BUILDING HEIGHT: 25'-0"  
 NUMBER OF STORIES: 2  
 TOTAL LOT AREA: 12650 SF  
 LOT COVERAGE: 2317 SF ± 22  
 F.A.R.: 82 MAX. EXISTING REFERENCE 0.649 SF  
 EXISTING FLOOR AREA: 11,000 SF  
 PROPOSED FLOOR AREA: 12,000 SF  
 TOTAL FLOOR AREA: 23,000 SF  
 SETBACKS: FRONT: 25'  
 REAR: 25'  
 SIDE: 5'-0" (MIN. OF PL. WIDTH)  
 ELEV.: 2'-0"

**CONTENTS**

A1	SITE PLAN
A2	FLOOR PLANS
A3	EXTERIOR ELEVATIONS
A4	CROSS SECTIONS/ROOF PLAN
A5	SITE SECTIONS
A6	GRADING/TOPO PLAN
L1	LANDSCAPE PLAN

**PROJECT TEAM**  
 ARCHITECT: JAMES SCOTT FLEMING, AIA  
 1700 LE ROY AVENUE #4  
 BERKELEY, CA 94709  
 916.222.7770 jff@jamesandscott.com  
 GEOTECHNICAL CONSULTANT: CHRISTIAN WHEELER ENGINEERING  
 3380 HOMES AVENUE  
 SAN DIEGO, CA 92108  
 619.590.1700  
 CWHEELER@CHRISTIANWHEELER.COM  
 DAVE RUSSELL



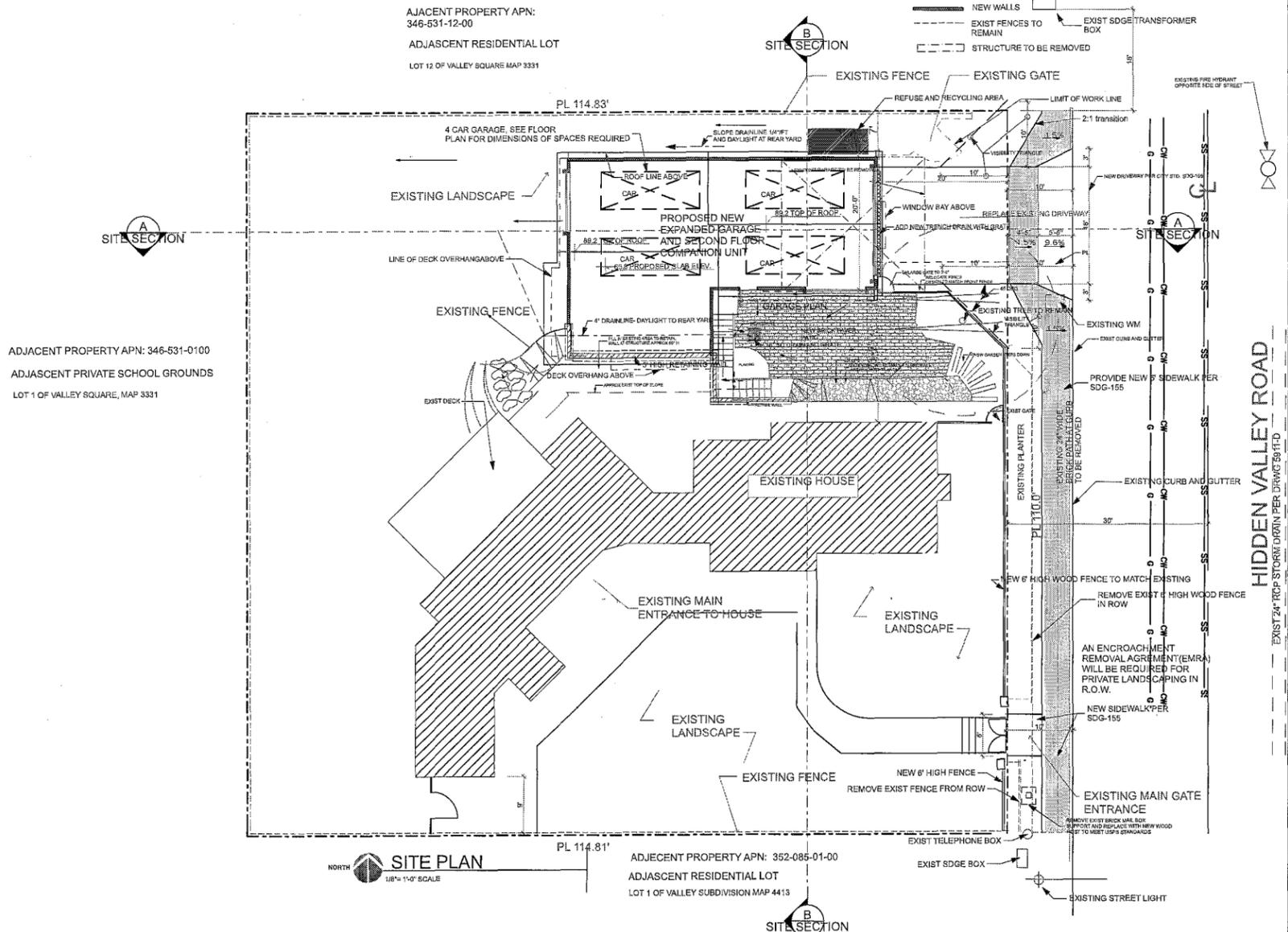
**JAMES SCOTT FLEMING, AIA**  
 Architecture and Planning  
 3152 CRABE STREET  
 San Diego, California 92102  
 619-743-5770  
 jffleming@aia.com



NOTE: NO EXISTING EASEMENTS ON PROPERTY  
 NO EXISTING BUS STOPS ADJACENT TO PROPERTY

PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6(UFC 901.4.4)

1. THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED.
2. USE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.
3. EACH TRADE SHALL BE RESPONSIBLE FOR KNOWLEDGE OF RELATIVE INFORMATION CONTAINED IN THESE DOCUMENTS AND THE CONDITIONS UNDER WHICH THEY WILL BE EXPECTED TO PERFORM.
4. DIMENSIONS, GRADES, AND DETAILS SHALL BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION. TYPICAL INDUSTRY STANDARD DETAILS SHALL APPLY WHERE SPECIFIC DETAILS (OR SECTIONS) ARE NOT GIVEN.
5. DEVIATIONS FROM THESE DOCUMENTS NECESSITATED BY FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY PRIOR TO COMMENCING WITH SAID WORK.
6. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. IF DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
7. ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE CURRENT EDITIONS OF THE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, AND ELECTRICAL CODES.
8. ALL CONCRETE, SOLID WASTE, AND HAZARDOUS WASTE SHALL BE REMOVED IN A TIMELY MANNER, AND PROPERLY DISPOSED OF BY THE GENERAL CONTRACTOR.
9. MAINTAIN MINIMUM 2% EXTERIOR DRAINAGE AWAY FROM BUILDING PERIMETER AND TO ALL STREET DRAINS.
10. MANUFACTURER'S ITEMS SHALL BE "OR EQUAL". CONTRACTOR SHALL VERIFY SUBSTITUTIONS WITH THE ARCHITECT PRIOR TO INSTALLATION.
11. THE CONTRACTOR SHALL READ & UNDERSTAND THE GEOLOGICAL REPORT BEFORE COMMENCING ANY WORK.



**NOTES**

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.

PRIOR TO 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.

**DIG ALERT 1-800-227-2600**

**OWNERS STATEMENT**

AS OWNER OF THE PROPERTY, I HAVE READ AND UNDERSTAND THE COUNTY OF SAN DIEGO'S WEI BAR LIMITATIONS ORDINANCE AND HAVE COMPLIED WITH IT, AS SUCH.

SIGNED \_\_\_\_\_

**EXHIBIT A**

DATE OF FIRST SUBMITTAL: 6-2015	A1	SITE PLAN
FIRST REVISION: 5-2015	A2	FLOOR PLANS
SECOND REVISION: 10-2015	A3	EXTERIOR ELEVATIONS
THIRD REVISION: 11-13-2015	A4	CROSS SECTIONS/ROOF PLAN
FOURTH REVISION: 12-1-2015	A5	SITE SECTIONS
SHEET TITLE: SITE PLAN	A6	GRADING/TOPO PLAN
	L1	LANDSCAPE PLAN

MAROUF RESIDENCE  
 PROPOSED NEW GARAGE AND ADDITION

Scale: \_\_\_\_\_  
 SHEET: **A1**



**JAMES SCOTT FLEMING, AIA**  
 Architecture and Planning  
 3152 GRAPE STREET  
 San Diego, California 92102  
 619-745-5770  
 james@jamesfl.com



MAROUF RESIDENCE  
 PROPOSED NEW GARAGE AND ADDITION

**WINDOW SCHEDULE**

- (A) NOT USED
- (B) 1650 FIXED TEMP.
- (C) 1650 CASEMENT
- (D) 2620 SLIDER-TEMPERED
- (E) 4050 SLIDER
- (F) 8050 (18" CASEMENT EACH SIDE WITH FIXED MIDDLE PANEL) TEMP.
- (G) 6060 (6046 FIXED WITH 1650 SLIDER BELOW)
- (H) 2020 FIXED
- (J) 3068 TEMPERED GLASS FWD DG

PROVIDE TEMPERED GLAZING ADJACENT TO TUBS, SHOWERS AND WITHIN 60" HORIZONTALLY AND VERTICALLY OF STANCING/WALKING SURFACE.  
 ALL GLAZING IS DUAL GLAZED

**DOOR SCHEDULE**

- (1) 3080 SOLID CORE 6 PANEL ENTRY DOOR-PAINTED FACTORY FIN.
- (2) PAIR 2680 FRENCH DOORS-WHITE FACTORY FINISH TEMPERED GL.
- (3) 3068 SOLID CORE 6 PANEL ENTRY DOOR-PAINTED FACTORY FIN.
- (4) 2688 HC MASONITE DOOR
- (5) 2668 HC MASONITE DOOR 4 PANEL FACTORY WHITE FINISH
- (6) 2688 SLIDING POCKET SLAB DOOR
- (7) 3080 SOLID CORE 6 PANEL ENTRY DOOR-PAINTED FACTORY FIN.
- (8) 8080 "BARN" TYPE SLIDING DOOR SEE ELEVATIONS FOR HARDWARE
- (9) 17X7' OH GARAGE ROLL UP DOOR
- (10) 2068 HC MASONITE DOOR
- (11) 6068 TEMP SLIDING PATIO DOOR DG
- (12) 3068 TEMPERED FRENCH DOOR DG

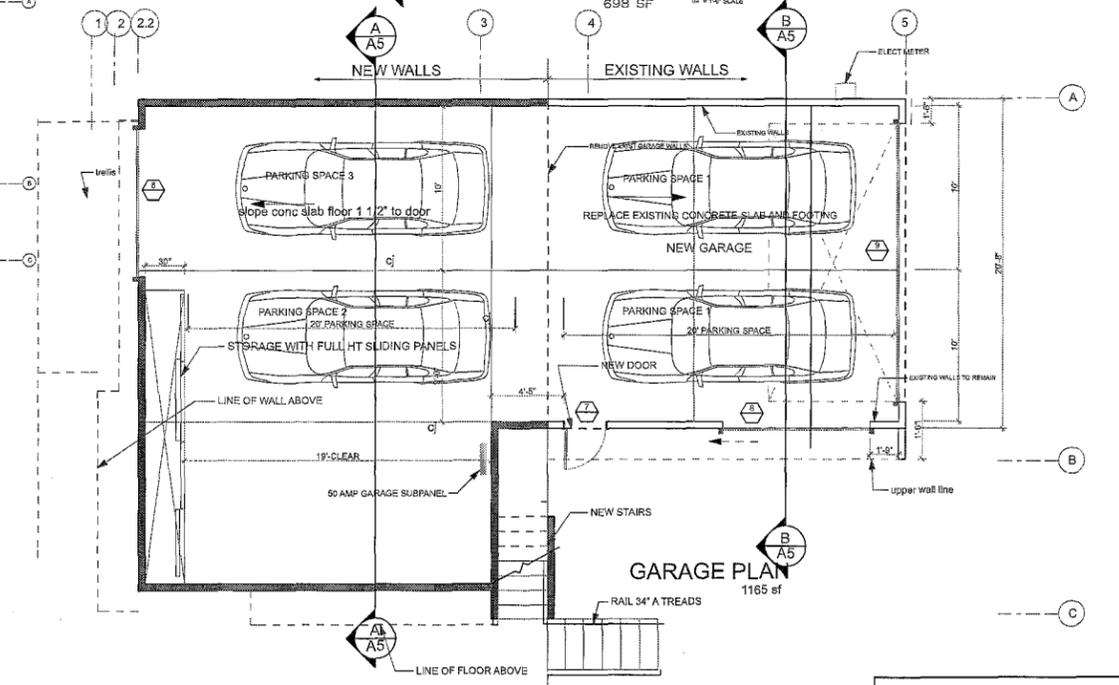
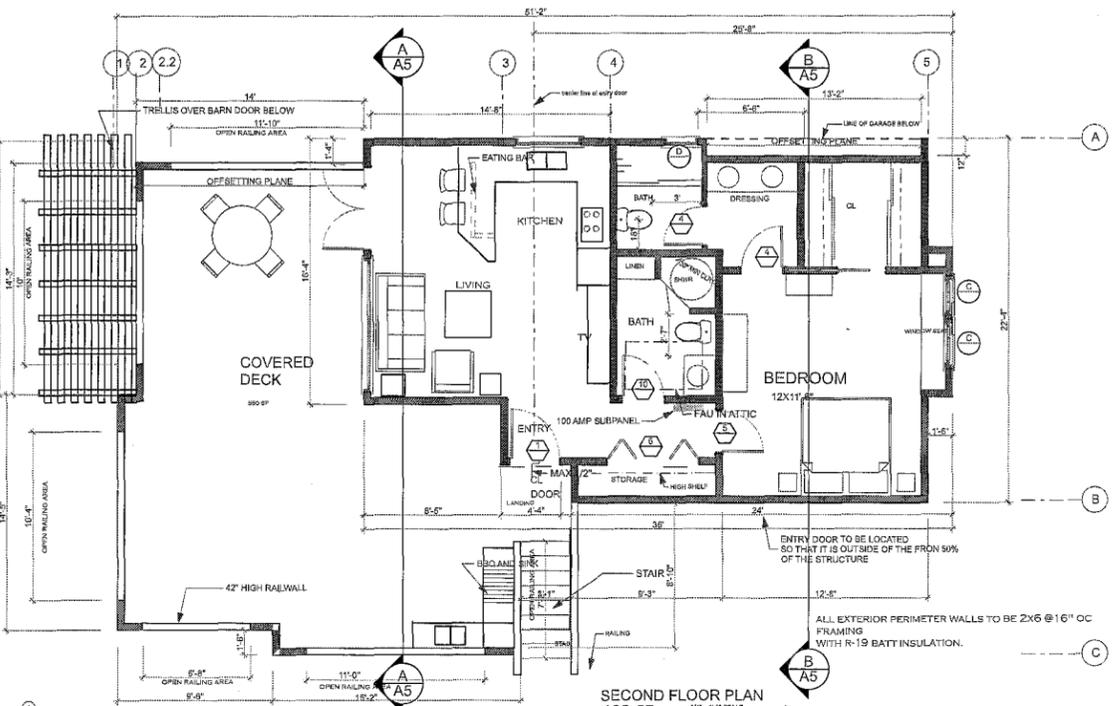
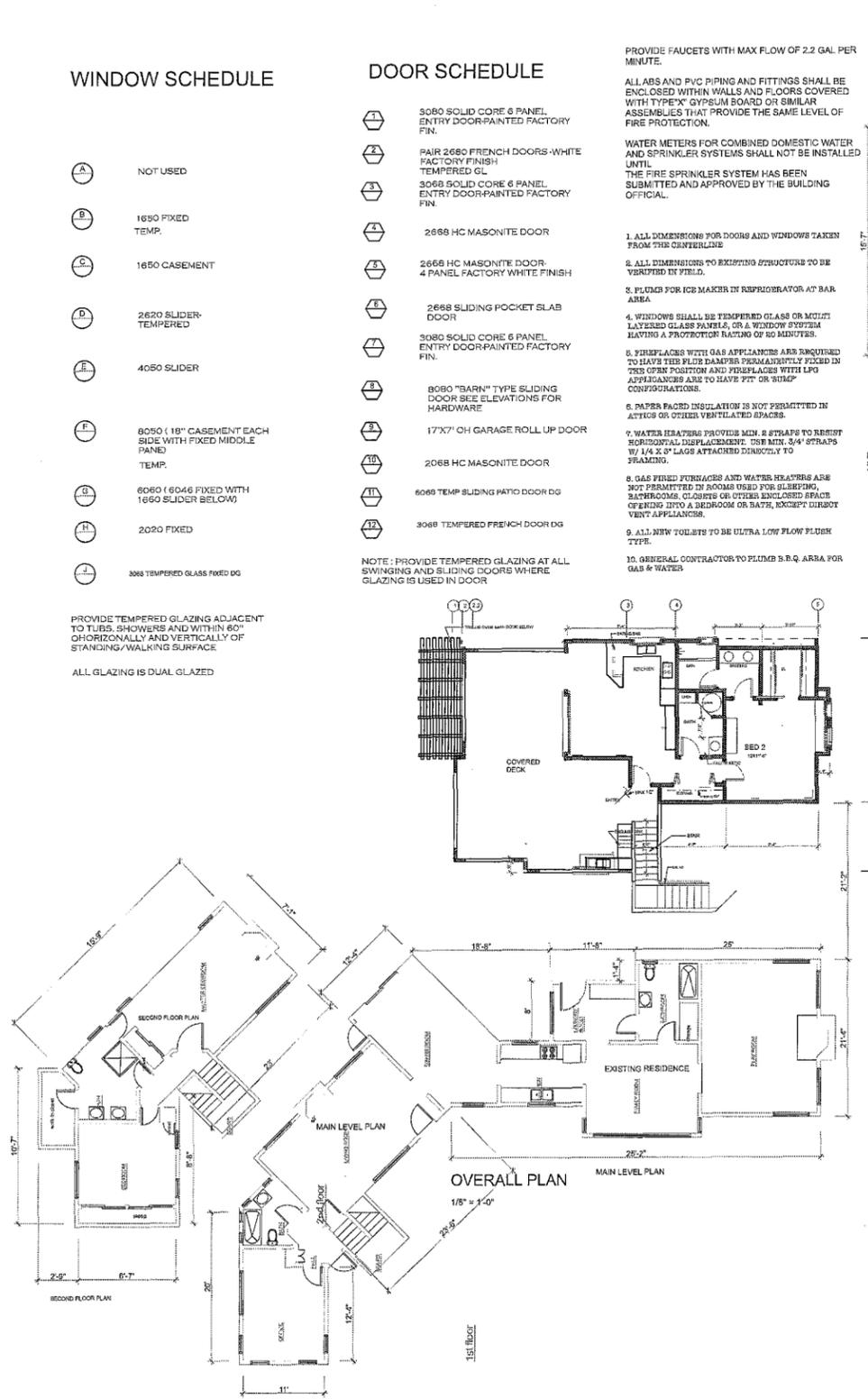
NOTE: PROVIDE TEMPERED GLAZING AT ALL SWINGING AND SLIDING DOORS WHERE GLAZING IS USED IN DOOR

PROVIDE FAUCETS WITH MAX FLOW OF 2.2 GAL PER MINUTE.

ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE "X" GYPSUM BOARD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION.

WATER METERS FOR COMBINED DOMESTIC WATER AND SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.

1. ALL DIMENSIONS FOR DOORS AND WINDOWS TAKEN FROM THE CENTERLINE
2. ALL DIMENSIONS TO EXISTING STRUCTURES TO BE VERIFIED IN FIELD.
3. PLUMB FOR ICE MAKER IN REFRIGERATOR AT BAR AREA
4. WINDOWS SHALL BE TEMPERED GLASS OR MULTI LAYERED GLASS PANELS, OR A WINDOW SYSTEM HAVING A PROTECTION RATING OF 60 MINUTES.
5. FIREPLACES WITH GAS APPLIANCES ARE REQUIRED TO HAVE THE FLOOR DAMPERS PERMANENTLY FIXED IN THE OPEN POSITION AND FIREPLACES WITH LPG APPLIANCES ARE TO HAVE PTF OR SUMP CONFIGURATIONS.
6. PAPER FACED INSULATION IS NOT PERMITTED IN ATTICS OR OTHER VENTILATED SPACES.
7. WATER HEATERS PROVIDE MIN. 8 STRAPS TO RESTRICT HORIZONTAL DISPLACEMENT. USE MIN. 3/4" STRAPS W/ 1/4" X 8" LAGS ATTACHED DIRECTLY TO FRAMING.
8. GAS FIRED FURNACES AND WATER HEATERS ARE NOT PERMITTED IN ROOMS USED FOR SLEEPING, BATHROOMS, CLOSETS OR OTHER ENCLOSED SPACE OPENING INTO A BEDROOM OR BATH, EXCEPT DIRECT VENT APPLIANCES.
9. ALL NEW FLOORS TO BE ULTRA LOW FLOW FLOOR TYPE.
10. GENERAL CONTRACTOR TO PLUMB B.R.Q. AREA FOR GAS & WATER.



DATE OF FIRST SUBMITTAL	5-2015	A1	SITE PLAN
FIRST REVISION	6-15	A2	FLOOR PLANS
SECOND REVISION	10-2015	A3	EXTERIOR ELEVATIONS/ROOF PLAN
THIRD REVISION	11-18-2015	A4	CROSS SECTIONS/ROOF PLAN
		A5	SITE SECTIONS
		A6	GRADING/TOPO PLAN
		L1	LANDSCAPE PLAN

SHEET TITLE: FLOOR PLAN					
A1	A2	A3	A4	A5	A6
L1					

EXHIBIT A

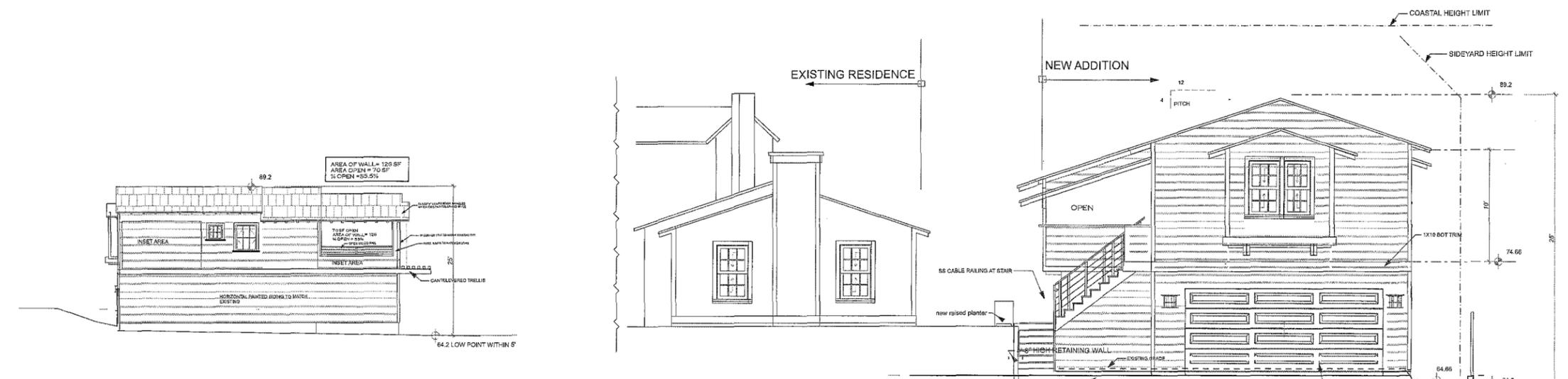
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 Scale: \_\_\_\_\_  
 Sheet: \_\_\_\_\_  
**A2**



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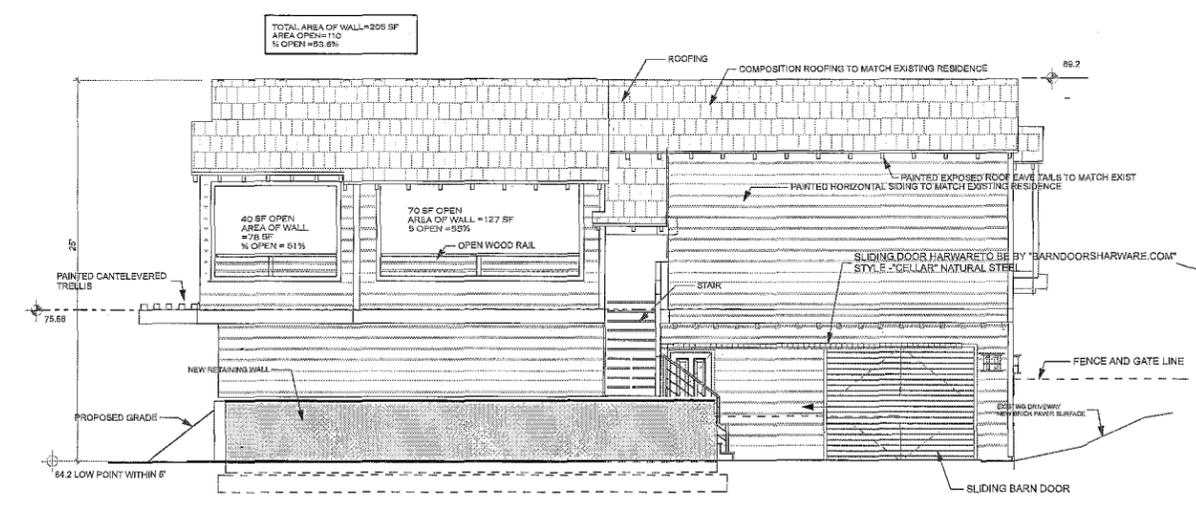


**MAROUF RESIDENCE ADDITION**  
 LA JOLLA, CA

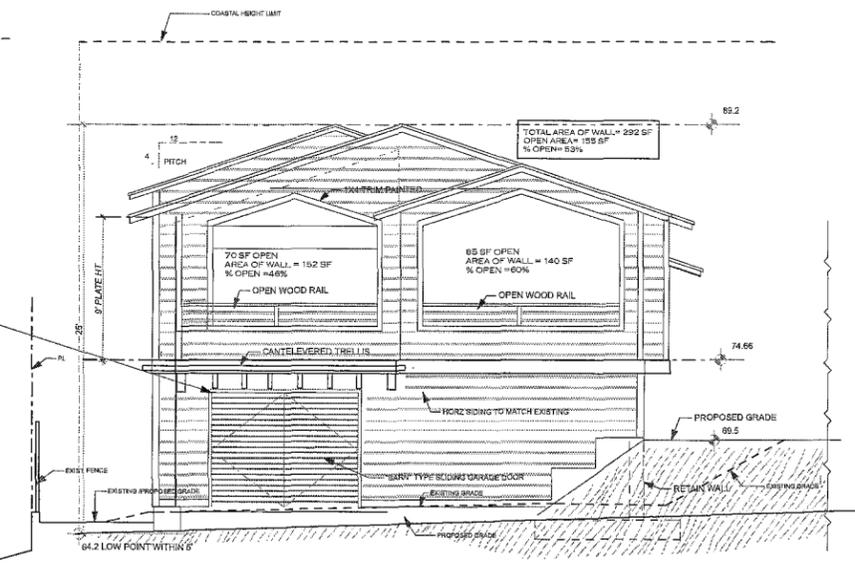


**SIDE (NORTH) ELEVATION**  
 1/8" = 1'-0"

**FRONT (EAST) ELEVATION**  
 1/4" = 1'-0"



**SIDE (SOUTH) ELEVATION**



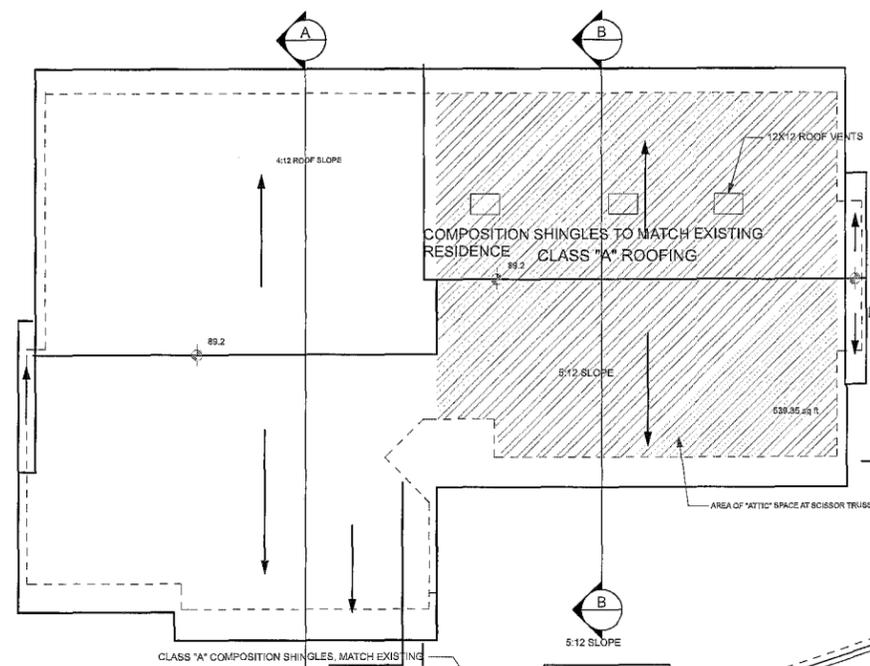
**REAR (WEST) ELEVATION**

**NOTES:**  
 BACK PRIME ANN EXTERIOR TRIM PRIOR TO INSTALLING. ALL EXTERIOR TRIM TO BE KILN DRIED.  
 BACK PRIME ALL WOOD SIDING PRIOR TO INSTALLATION. SIDING TO BE PLACED OVER 30# FELT UNDERLAY.  
 FLASH ALL WINDOWS/DOORS WITH 'TYPAR' FLEXIBLE FLASHING OVER BLDG PAPER AND SEAL TO WINDOW.

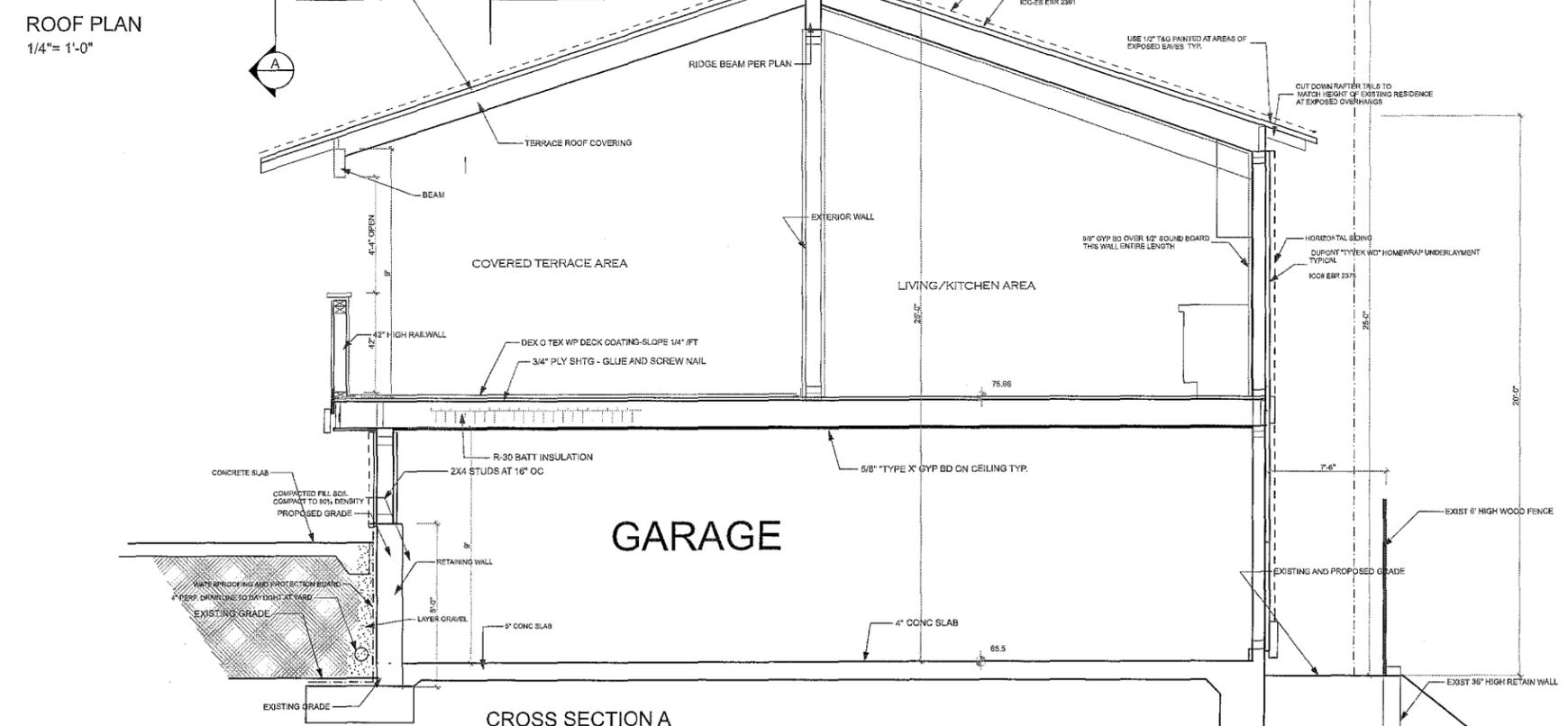
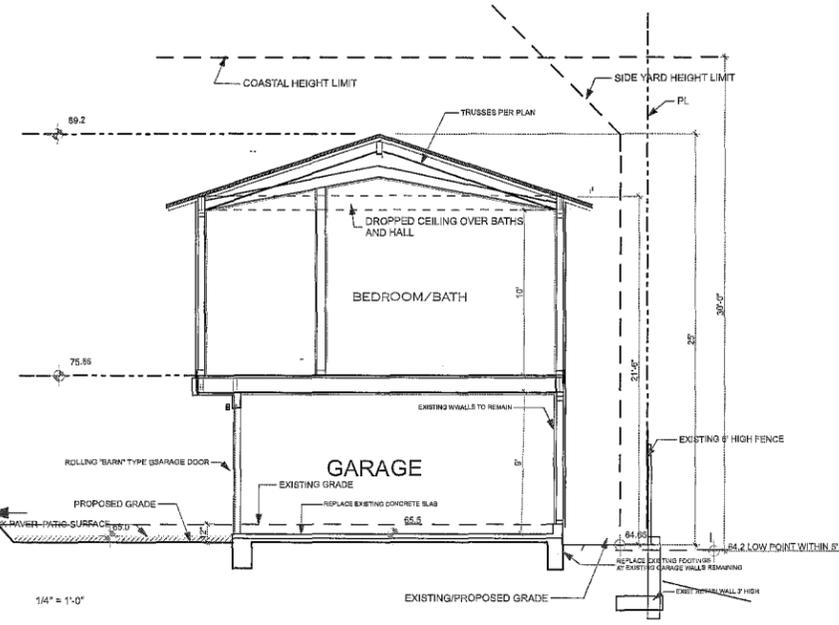
DATE OF FIRST SUBMITTAL	6-2015	A1	SITE PLAN
FIRST REVISION	8-2015	A2	FLOOR PLANS
SECOND REVISION	10-2015	A3	EXTERIOR ELEVATIONS
THIRD REVISION		A4	CROSS SECTIONS/ROOF PLAN
		A5	SITE SECTIONS
		A6	GRADING/TOPOG PLAN
SHEET TITLE:	ELEVATIONS	L1	LANDSCAPE PLAN

A1	A2	A3	A4	A5	A6	GR-1
L-1						

Scale: \_\_\_\_\_  
 Sheet: **A3**  
 COASTAL



ROOF VENT CALC  
618 SF ATTIC AREA @ 300" = 2.1 SF REQ'D  
SOFFIT VENTING = 1 SF  
3-12X12 ROOF VENTS = 3 SF  
TOTAL = 4 SF



DATE OF FIRST SUBMITTAL	6-2015	A1	SITE PLAN
FIRST REVISION	8-2015	A2	FLOOR PLANS
SECOND REVISION	10-2015	A3	EXTERIOR ELEVATIONS
THIRD REVISION		A4	CROSS SECTIONS/ROOF PLAN
		A5	SITE SECTIONS
		A6	GRADING/TOP/PLAN
		L1	LANDSCAPE PLAN
SHEET TITLE: CROSS SECTIONS			

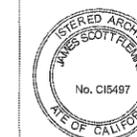


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San Diego, California 92102  
619-743-5770  
jflaming@aol.com



MAROUF RESIDENCE ADDITION  
LA JOLLA, CA

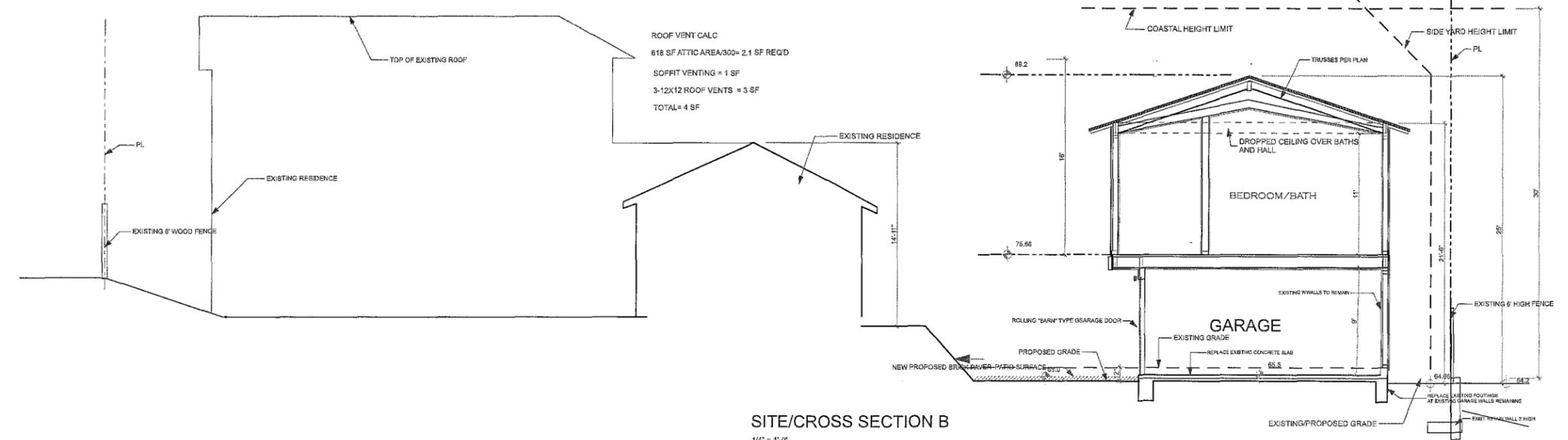
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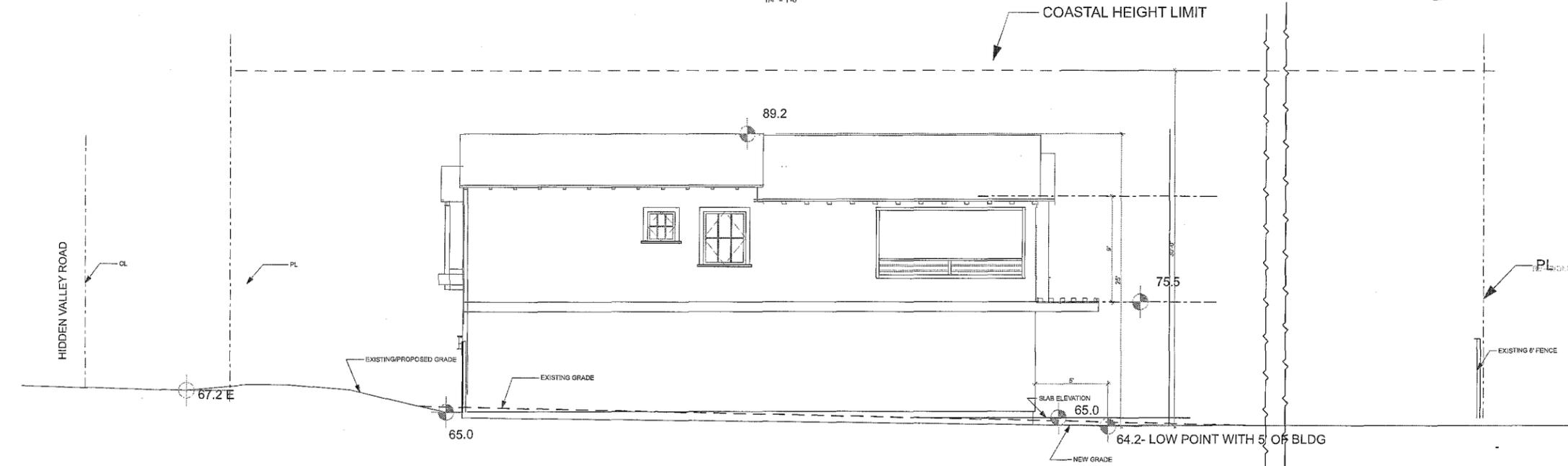
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 619-743-5770  
 james@jamesflaming.com



MAROUF RESIDENCE ADDITION  
 LA JOLLA, CA



**SITE/CROSS SECTION B**  
 1/4" = 1'-0"

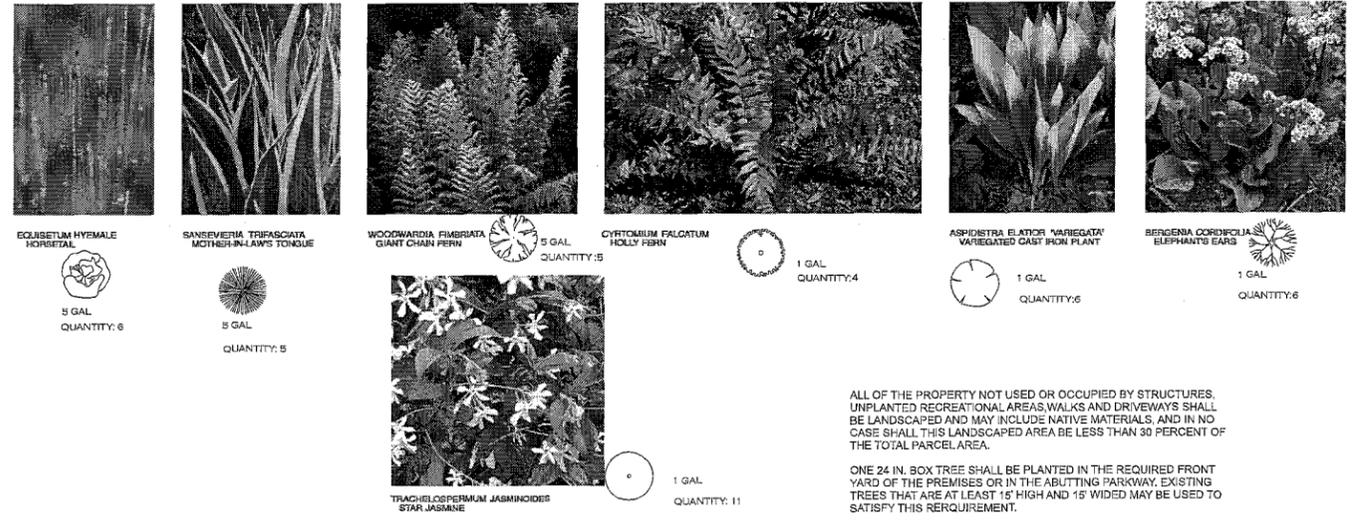


**SITE/CROSS SECTION A**  
 1/4" = 1'-0"

DATE OF FIRST SUBMITTAL	6-2015	A1	SITE PLAN
FIRST REVISION	8-2015	A2	FLOOR PLANS
SECOND REVISION	10-2015	A3	EXTERIOR ELEVATIONS
THIRD REVISION		A4	CROSS SECTIONS/ROOF PLAN
		A5	SITE SECTIONS
		A6	GRADING/TOPO PLAN
		L1	LANDSCAPE PLAN
SHEET TITLE: CROSS SECTION B			

Date:	
Scale:	
Sheet:	COASTAL
	<b>A5</b>





ALL OF THE PROPERTY NOT USED OR OCCUPIED BY STRUCTURES, UNPLANTED RECREATIONAL AREAS, WALKS AND DRIVEWAYS SHALL BE LANDSCAPED AND MAY INCLUDE NATIVE MATERIALS, AND IN NO CASE SHALL THIS LANDSCAPED AREA BE LESS THAN 30 PERCENT OF THE TOTAL PARCEL AREA.

ONE 24 IN. BOX TREE SHALL BE PLANTED IN THE REQUIRED FRONT YARD OF THE PREMISES OR IN THE ABUTTING PARKWAY. EXISTING TREES THAT ARE AT LEAST 15' HIGH AND 15' WIDED MAY BE USED TO SATISFY THIS REQUIREMENT.

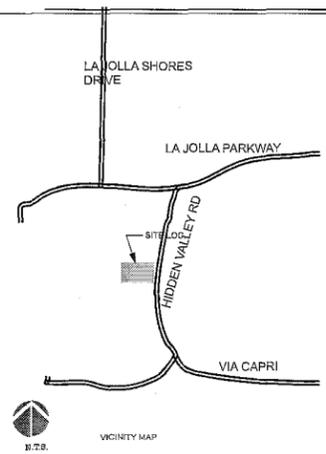
DEVELOPMENT PERMIT CONDITIONS WILL BE PROVIDED WITH THE NEXT REVIEW, PENDING ANY REDESIGN OF THE PROJECT DUE TO REQUIREMENTS OF OTHER DISCIPLINES.

**WATER CONSERVATION STATEMENT:**

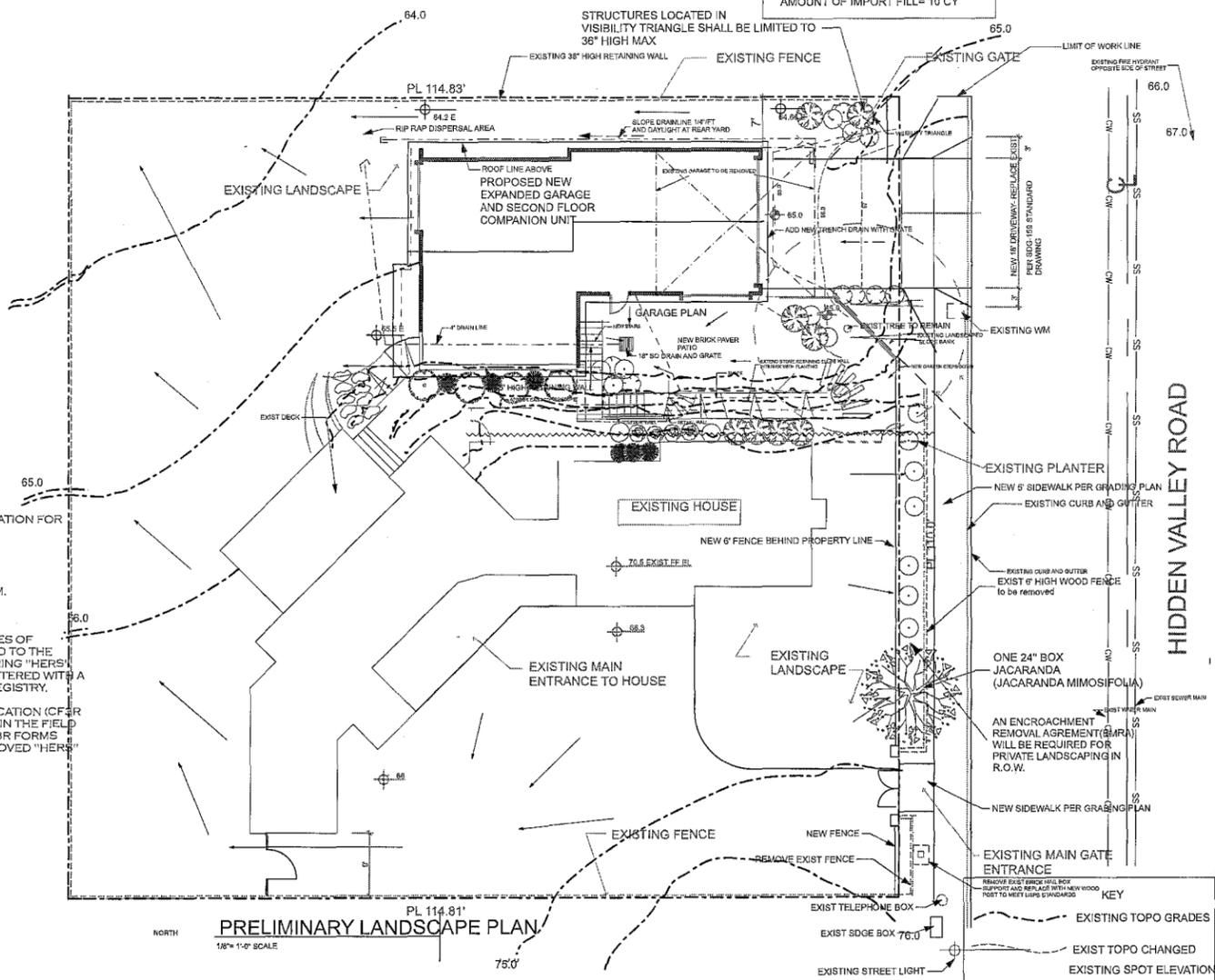
1. WATER USE IS VERY LIMITED DUE TO LIMITED AREA AVAILABLE FOR LANDSCAPING.
2. NO LAWN IS PROPOSED.
3. IRRIGATION SYSTEMS SHALL BE HIGH EFFICIENCY DRIP TYPE.
4. WATER CONSERVING MULCHES ARE PROPOSED.
5. AUTOMATIC CONTROLLER SHALL BE EQUIPPED WITH A RAIN SHUT-OFF DEVICE
6. ALL PLANTINGS ARE ON NORTH/EAST SIDE OF BUILDING, WITH LIMITED SUN EXPOSURE, AND THEREFORE LIMITED WATER NEEDS.



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AMOUNT OF CUT: 6 CY  
 AMOUNT OF PROPOSED FILL: 15 CY  
 AMOUNT OF EXPORT FILL= 0 CY  
 AMOUNT OF IMPORT FILL= 10 CY



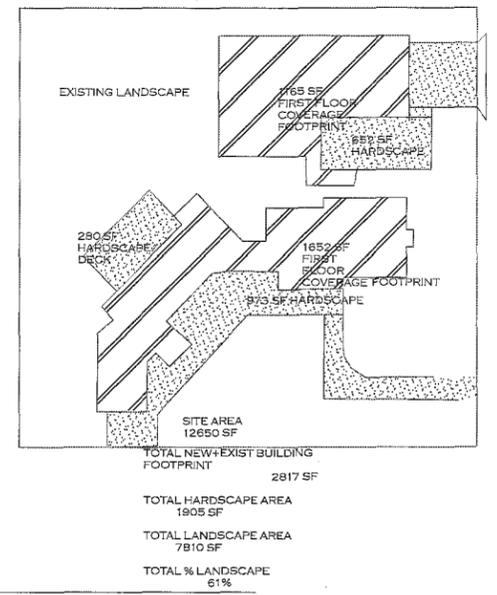
THE FOLLOWING ITEMS REQUIRE "HERS" VERIFICATION FOR ENERGY EFFICIENCY MEASURES:

DUCT SEALING  
 COOLING SYSTEM AIRFLOW  
 COOLING SYSTEM UNIT FAN EFFICACY  
 COOLING SYSTEM SEER AND EER ABOVE MINIMUM.  
 WHOLE BUILDING VENTILATION AIRFLOW  
 BUILDING ENVELOPE AIR LEAKAGE.

PROPERLY COMPLETED AND SIGNED CERTIFICATES OF INSTALLATION (CF2R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD. FOR PROJECTS REQUIRING "HERS" VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY.

PROPERLY COMPLETED CERTIFICATES OF VERIFICATION (CF2R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR ITEMS REQUIRING "HERS" VERIFICATION. CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED "HERS" PROVIDER DATA REGISTRY.

**LANDSCAPE PERCENTAGE DIAGRAM**



1. THE SERVICE IS FREE, TOLL FREE PHONE NUMBER.
2. NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO ANY EXCAVATION.
3. DELINEATE PROPOSED EXCAVATION AREA.
4. LOCATE UTILITIES, HAND EXPOSE TO THE POINT OF NO CONFLICT.

**OWNERS STATEMENT**

DATE OF FIRST SUBMITTAL	6-2015	A1	SITE PLAN
FIRST REVISION	8-2015	A2	FLOOR PLANS
SECOND REVISION	11-18-2015	A3	EXTERIOR ELEVATIONS
THIRD REVISION	12-10-2015	A4	CROSS SECTIONS/ROOF PLAN
		A5	SITE SECTIONS
		A6	GRADING/TOPO PLAN
		L1	LANDSCAPE PLAN

**MAROUF RESIDENCE**  
**PROPOSED PRELIMINARY GRADING / TOPO PLAN**

**L-1**

**WATER QUALITY STUDY – MAROUF RESIDENCE**  
2465 Hidden Valley Road, La Jolla

**PROJECT DESCRIPTION**

The subject property, approximately 12,630 square feet, is located at 2465 Hidden Valley Road in La Jolla. The Assessor Parcel Number for the lot is 346-531-11. The existing improvement includes a single family residence on the south portion of lot, and a garage on the north. The proposed improvements include demolition of the existing garage and replacement with a 1165 square foot garage, and a 698 square foot second floor companion unit above the new garage, and a 550 square foot of patio area between the existing residence and the new garage.

The project site had been previously graded to two levels with 5 feet elevation difference: the existing residence is located at the higher level, and the existing garage is located at the lower level. The site will require minor grading to expand the southerly portion of the lower pad for patio area with retaining up to maximum height of 5 feet.

The subject development is a standard BMP's project according to the City of San Diego's Storm Water Standards. This Water Quality Study describes how source control and site design BMP's will be incorporated into the project, the responsible party for future maintenance and associated costs as required of a standard BMP's project. This report also addresses water quality, by describing the type of pollutants which will be generated during post construction, the pollutants to be captured by the proposed BMP's and the quality of the resultant discharge.

**POLLUTANTS FROM THE PROJECT AREA:**

The project site is an attached residential development, the anticipated pollutants generated by this land use type are: Sediment, Nutrients, Trash and Debris, and Pesticides. In addition, the following pollutants could potentially be generated by residential development: Oxygen Demand Substances, Oil and Grease, and Bacteria.

The proposed improvements will increase only 550 square feet of habitable area to the current residence, and the usage of building will remain a single family residence. Combined with the implementation of the following described BMP's, the above listed pollutants associated with this type of project will not increase by the proposed improvements.

**SOURCE CONTROL BMP'S:**

The City's Storm Water Standards requires that 15 possible permanent Source Control BMP's to be incorporated into the project where these BMP's are applicable. These BMP's are listed below and followed by comment of our study:

- 1). **Maintenance Bays**  
Comment: Maintenance bays are not required for a single family residence. This BMP is not applicable to the subject project.
- 2). **Vehicle and Equipment Wash Areas**  
Comment: Vehicle and equipment wash areas are not required for a single family residence. This BMP is not applicable to the subject project.
- 3). **Outdoor Processing Areas**  
Comment: Outdoor processing areas are not required for a single family residence. This BMP is not applicable to the subject project.
- 4). **Retail and Non-Retail Fueling Areas**  
Comment: Fueling areas are not required for a single family residence. This BMP is not applicable to the subject project.
- 5). **Steep Hillside Landscaping**  
Comment: The subject property is not located within a steep hillside area. This BMP is not applicable to the subject project.
- 6). **Use Efficient Irrigation Systems & Landscape Design**  
Comment: No landscape area will be added to the project. Additionally the owner will incorporate the following BMP's to the site:
  - Implement rain shutoff devices to prevent irrigation during and after precipitation events.
  - Reduce irrigation contribution to dry-weather runoff by avoiding spray irrigation patterns where over-spray to paved surfaces or drain inlets will occur.
  - To avoid over-watering and potential irrigation runoff, design irrigation systems to each landscape area's specific water requirement.
  - Implement flow reducers or shutoff valves triggered by a pressure drop to control water loss in the event of broken sprinkler heads or lines.
  - Do not install drain inlets in lawn areas.

**7). Design Trash Storage Areas to Reduce Pollution Contribution**

Comment: As a single family residence, a trash storage area is not required. Trash will be stored in a covered trash bin, which will keep runoff from transporting pollutants into the storm drain. This source control BMP is not applicable to the project.

**8). Design Outdoor Material Storage Areas to Reduce Pollution Contribution**

Comment: Outdoor material storage are not required for a single family residence, and the proposed improvements will not include outdoor material storage. This BMP is not applicable to the subject project.

**9). Design Loading Docks to Reduce Pollution Contribution**

Comment: Loading docks are not required for a single family residence. This BMP is not applicable to the subject project.

**10). Employ Integrated Pest Management Principles**

Comments:  
The following Integrated pest management (IPM) techniques will be used:  

- Pesticides are used only after monitoring indicates they are needed according to established guidelines.
- Pest control materials are selected and applied in a manner that minimizes risks to human health, beneficial and non-target organisms, and the surrounding environment.

IPM educational materials will be distributed to future site residents and tenants. These educational materials should address the following:  

- Use of barriers, screens, and caulking to keep pests out of buildings and landscaping
- Physical pest elimination techniques, such as weeding, washing, or trapping pests
- Relying on natural enemies to eliminate pests
- Proper use of pesticides as a last line of defense

**11). Provide Storm Water Conveyance System Stamping and Signage**

Comment: No storm water conveyance system will be constructed within the project boundary. This BMP is not applicable to the subject project.

**12). Manage Fire Sprinkler System Discharges**

Comment: Discharges from sprinkler systems' operational maintenance and testing will be contained and discharge to a sanitary sewer system.

**13). Manage Air Conditioning Condensate**

Comment: The air conditioning condensate will be directed to a landscaping area.

**14). Use Non-Toxic Roofing Materials Where Feasible:**

Comment: The project will not use galvanized steel or copper for roofs, gutters, and downspouts, and will not use composite roofing materials that contain copper.

**15). Other Source Control Requirements**

Comment: The project site will be re-vegetated to stabilize the soil disturbed by the construction.

**LOW IMPACT DESIGN (LID) BMP'S:**

Storm Water Standards requires that 5 possible LID Site Design BMP to be incorporated in the project where these BMP's are applicable. These BMP's are listed below and followed by our comments:

**1) Optimize the Site Layout**

Comment: The project will incorporate the following LIDs to optimize the site layout:  

- Utilize existing topography to optimize the site layout and reduce the need for grading. Development envelope will be limited to around the existing garage to be demolished.
- The site layout will follow the existing natural landforms, avoid excessive grading and disturbance of vegetation and soils, and replicate the site's natural drainage patterns. There are no creeks, wetlands, and riparian habitats within the vicinity of subject site.
- The site is not in an area with high erosive potential of soil, and is suitable for the proposed improvements.
- The proposed improvements will be in the previously graded area without any native vegetation. The site is not a habitat of sensitive species, nor is in wetland areas. As such no natural area and vegetation will be impacted by the improvements.

**2) Minimize Impervious Footprint**

Comment: The project will incorporate the following LIDs to minimize impervious footprint:  

- Increase building density by building the companion unit on the second floor over the garage.
- The proposed patio will be paved with brick paver to optimize percolation of runoff.
- The improvements will not include new walkways, and parking stalls.
- No impervious area will be added to existing landscape areas.

**3) Disperse Runoff to Adjacent Landscaping**

Comment: The project will incorporate the following LIDs to disperse runoff to adjacent landscaping by minimizing directly connected impervious areas as follows:  

- Drain rooftops into adjacent landscaping area.
- Drain patio into adjacent landscaping area.
- Detain and retain runoff throughout the site. Landscaped areas and IMFs will be interspersed among the buildings.

**4) Construction Considerations**

Comment: The project will incorporate the following LIDs during construction:  

- Minimize soil compaction. No soil compaction will be performed outside of new building perimeter.

**5) Additional Considerations**

Comment: The project will incorporate the following additional LIDs:  

- Runoff will be conveyed safely away from the tops of slopes to prevent slope instability caused by infiltrated runoff.
- Install riprap energy dissipaters at selected runoff discharge points to reduce the potential for erosion.

**SUMMARY/CONCLUSIONS**

This Water Quality Study has reviewed all Source Control BMP's and LID BMP's required under the City of San Diego's Storm Water Standards for implementation to the project. All the BMP's applicable to the project will be incorporated in the improvements.

**OWNERSHIP AND RESPONSIBILITY FOR BMP MAINTENANCE**

The immediate and long-term operation and maintenance of the BMP's identified above is the sole responsibility of the subject property owner and any future owner of this facility. As such, it is the sole responsibility of the subject property owner to provide funding necessary to ensure the BMP mentioned above operated and maintained correctly, as long as said entity owns this project. Future owners of this project will assume all responsibility of operating, maintaining and funding such BMP's.

**ENGINEER'S STATEMENT**

This Water Quality Study has been prepared under the direction of the following Registered Civil Engineer. The Registered Civil Engineer attests to the technical information contained herein and engineering data upon which recommendation, conclusions, and decisions are based.

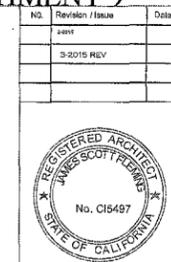
*William C. Yen* 9/10/15  
William C. Yen, RCE 33730



**WATER QUALITY- BMP'S**

DATE OF FIRST SUBMITTAL	6-2015	A1	SITE PLAN
FIRST REVISION		A2	FLOOR PLANS
SECOND REVISION		A3	EXTERIOR ELEVATIONS
THIRD REVISION		A4	CROSS SECTIONS/ROOF PLAN
		A5	SITE SECTIONS
		A6	GRADING/TOPO PLAN
		L1	LANDSCAPE PLAN
SHEET TITLE: SITE PLAN			

A1	A2	A3	A4	A5	A6	L1



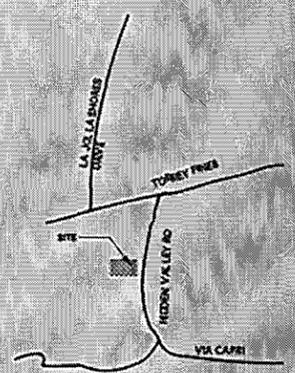
**JAMES SCOTT FLEMING, AIA**  
Architect and Planning  
3182 GRAPE STREET  
San Diego, California 92102  
sfleming@aia.com  
619-743-3770



**MAROUF RESIDENCE  
PROPOSED NEW GARAGE AND ADDITION**

Date:  
Scale:  
Sheet

**WQS-1**



JOHNSON RESIDENCE TOPO SURVEY  
2465 HIDDEN VALLEY ROAD, LA JOLLA CA

MARK FRIESLAND LAND SURVEY  
3011 29TH STREET, SAN DIEGO, CALIFORNIA 92102  
415-226-1729

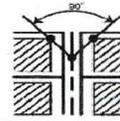
THE BENCHMARK FOR THIS SURVEY IS  
THE CITY OF SAN DIEGO BRASS PLUG  
IN THE TOP OF THE CURB AT THE  
NORTHWEST CORNER OF HIDDEN  
VALLEY ROAD AND ROSELAND DRIVE.  
ELEVATION = 119.077, U.S.C.A.  
G.S.DATUM OF 1928.

DATE: SEPTEMBER 2, 1999  
SCALE: 1/8" = 1'-0"

1. Torrey Pines City Park
2. La Jolla Farms Road
3. Scripps Natural Reserve
4. Bluff - top easement at La Jolla Shores Lane
5. Ellentown Road
6. La Jolla Shores Drive from Torrey Pines Rd.
7. La Jolla Shores Dr. (looking south from the vicinity of Scripps Institution of Oceanography)
8. Allen Field
9. Bordeaux Ave., western half
10. El Paseo Grande after it turns east
11. Camino del Oro after it turns east
12. Whale Watch Way
13. Cliffridge Park
14. Kollogg Park
15. Calle Frescola
16. Prestwick Drive
17. Vallecitos
18. Avenida de la Playa
19. Calle del Cielo
20. Pottery Canyon Park
21. Costabelle Drive
22. Spiridrit Drive, South of the Marine Room Restaurant
23. Charlotte Park at the foot of Charlotte Street
24. Coast Blvd., Children's Pool, Shell Beach, Ellen B. Scripps Park & La Jolla Cove
25. Prospect St. and Cave Street
26. Coast Walk
27. North end of Park Row
28. View of La Jolla Shores from Torrey Pines Road
29. Public open space on Torrey Pines Road between St. Louis Terrace and Calle de la Plata
30. Azure Coast Drive
31. Hidden Valley Road
32. Ardash Road
33. Girard Avenue
34. Jenner Street
35. View corridor easement through 7963 Prospect Place to ocean
36. Easement across from John Coal Book Store from Prospect Street and Recreation Center
37. Hillside Drive (portions)
38. Caminito Avola/Via Avola
39. Via Siena at Hillside Drive
40. Rue Denise
41. Portions of La Jolla Scenic Drive South
42. Mt. Soledad, north of Ardash Road
43. Rue Adriano
44. Rue Michael
45. Senn Way
46. Rue de Roark
47. Coast Blvd, Park and South Coast Blvd.
48. View corridor at southwest side of Scripps Hotel site, from Prospect Street
49. La Jolla Community Center Park, Cuvier Street
50. From top of Cuvier Street at Prospect
51. Via Capri (portions)

**View Cone**

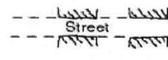
Defined by 90° angle radiating lines from public vantage point (the centerline of the street) to the corners of the buildable envelope as defined by the setbacks of each corner property closest to the ocean or shoreline.



note: All views are to a coastal body of water

**View Corridor**

Unobstructed framed view down a public right-of-way



**Viewshed**

Usually from high elevations looking down over large areas

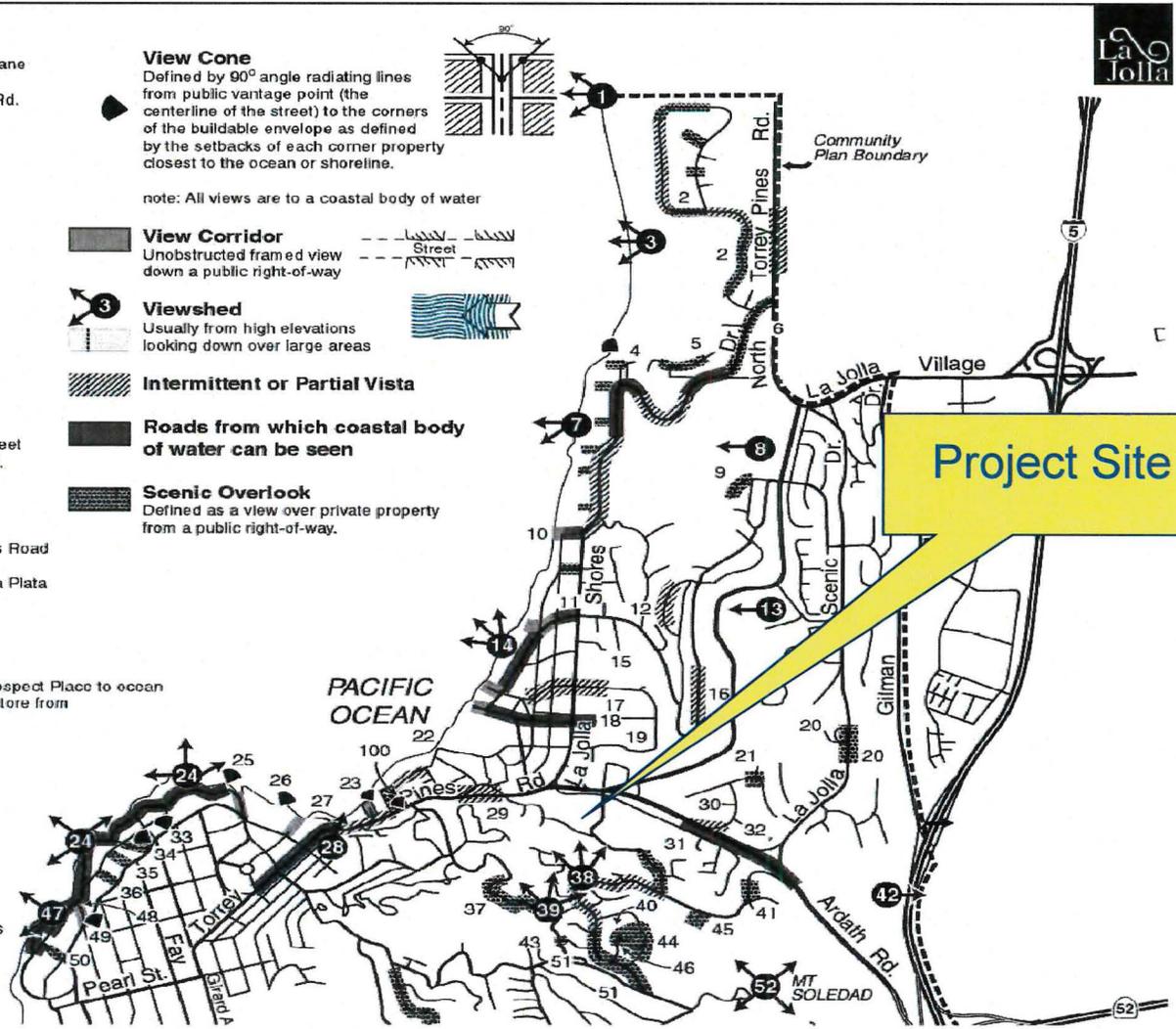


**Intermittent or Partial Vista**

**Roads from which coastal body of water can be seen**

**Scenic Overlook**

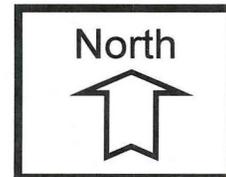
Defined as a view over private property from a public right-of-way.



**Identified Public Vantage Points (Figure 9)**

**MAROUF RESIDENCE- Project No. 409685**

**2465 Hidden Valley Road**



(k) The *gross floor area* of the companion unit shall not exceed 700 square feet.

(l) One 24-inch box tree shall be planted in the required front *yard* of the *premises* or in the abutting *parkway*. Existing trees that are at least 15 feet high and 15 feet in width may be used to satisfy this requirement.

(m) Maximum *structure height* for companion units:

(1) For companion units located above a garage or other *accessory building*:

(A) The maximum *structure height* for flat-roofed *structures* is 21 feet; and

(B) The maximum *structure height* is 30 feet for sloped-roofed *structures* with a roof pitch of at least 3:12 (3 vertical feet to 12 horizontal feet).

(2) For detached companion units, not above a garage or other *accessory building*:

(A) 15 feet without a chimney or flue, or

(B) 17 feet with a chimney or flue.

(n) Companion unit entrances shall not be located on the building *street wall* or within the front 50 percent of the *structure*.

(o) Within the Coastal Overlay Zone, companion units are subject to the provisions of Chapter 12, Article 6, Division 7.

*(Amended 7-14-2003 by O-19197 N.S.)*

*(Amended 3-27-2007 by O-19603 N.S.; effective 4-26-07.)*

*(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)*

*(Amended 5-5-2015 by O-20481 N.S.; effective 6-4-2015.)*

**[Editors Note:** Amendments as adopted by O-20481 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language [http://docs.sandiego.gov/municode\\_strikeout\\_ord/O-20481-SO.pdf](http://docs.sandiego.gov/municode_strikeout_ord/O-20481-SO.pdf) ]

regarding proposed increases in height to the structure. Motion passes 7-0-0.

**10.2 MAROUF RESIDENCE 2465 Hidden Valley Road - CDP**

**PRC Recommendation:** Findings can be made for a CDP and to construct a 2,193 SF companion unit and garage addition to an existing residence located at 2465 Hidden Valley Rd on a 12,650 SF lot. No SDP sought. The motion passes 6-0-1.

**Approved Motion:** To accept the recommendations of the PRC that for 10.1 MOFID RESIDENCE 8656 Glenwick Lane – SCR that the Findings for 2<sup>nd</sup> story addition to a single story home CANNOT be made for a substantial conformance review (SCR) under Muni Code 126.0704 a(8) nor under CDP 154134 SDP 162186, Item No. 25, regarding proposed increases in height to the structure; and for 10.2 MAROUF RESIDENCE 2465 Hidden Valley Road – CDP that the 2465 Hidden Valley Road – CDP- that the findings CAN be made for a CDP and to construct a 2,193 SF companion unit and garage addition to an existing residence located at 2465 Hidden Valley Rd on a 12,650 SF lot. No SDP sought and forward the recommendations to the City. (LaCava, Brady: 12-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Fitzgerald, LaCava, Little, Ragsdale, Steck, Will, Zimmerman  
Abstain: Greatrex (Chair)

**11.0 MARISMA TRAVEL CENTER NUP 1654 Marisma Way- Action Item**

**DPR Recommendation:** Findings CAN be made for a Neighborhood Use Permit for the Home Occupation at 1654 Marisma Way only, limited to one client visit per week. 4-1-1.

Presented by **Karina Uris**. There had been confusion as the original notice referred to two addresses, but this had been changed to just the above address. There was a dispute with a neighbor who was believed to have filed a Code Compliance Complaint. That neighbor has since moved. Several trustees were concerned with effect on neighborhood character. Trustees Costello, Ahern, Brady and Little commented.

**Approved Motion:** To accept the DPR recommendation that the findings CAN be made for a Neighborhood Use Permit for the Home Occupation at 1654 Marisma Way only, limited to one client visit per week. (LaCava, Fitzgerald: 8-4-1)

In favor: Ahern, Boyden, Collins, Fitzgerald, LaCava, Ragsdale, Steck, Will  
Opposed: Brady, Costello, Little, Zimmerman  
Abstain: Greatrex (Chair)

**12.0 Adjourned at 8:02 pm to next LJCPA Meeting, Thursday, December 3, 6:00 pm**

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

Project: Marouf Addition, 2465 Hidden Valley Rd Item: D Date: 9/15/2015

Applicant: Kasid Marouf

Presenter: Scott Fleming

Description: Propose companion unit over new garage, Excluding house 2549 SF on .29 acre lot, which gives .38 FAR.

Garage 1165 + 698 companion unit = 1,863 SF = 440 sq ft present  
If don't include the garage, this is a 27% increase  
7370

**Recommendation**

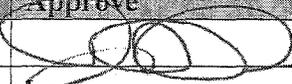
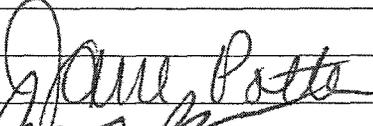
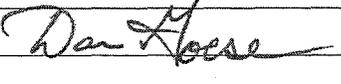
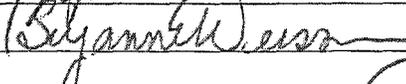
- A. Minor Project-Process 1. Project conforms to the LJSPD as adopted by the City Council.
- B. Major Project-Process 3. Project conforms to the LJSPD as adopted by the City Council = 1420
- C. Denial. The project does not conform to the LJSPD as adopted by the City Council
- D. Approval subject to the following modifications to ensure conformity to the LJSPD.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

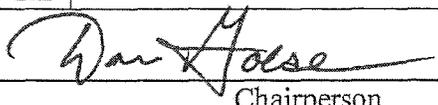
- E. No recommendation due to a lack of four affirmative votes.
- F. Concept Review Only

\_\_\_\_\_  
 \_\_\_\_\_

**Board Signatures**

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

Absentees:

  
 \_\_\_\_\_  
 Chairperson



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

# Ownership Disclosure Statement

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

Project Title: MAROUF RESIDENCE ADDITION Project No. For City Use Only: 409685

Project Address: \_\_\_\_\_

**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): KARIM MAROUF  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: 2965 HIDDEN VALLEY RD  
 City/State/Zip: LA JOLLA CA 92037  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature: [Signature] Date: 2-8-15

Name of Individual (type or print): ISABEL MAROUF  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: 2965 HIDDEN VALLEY RD  
 City/State/Zip: LA JOLLA, CA 92037  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature: [Signature] Date: \_\_\_\_\_

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

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