



THE CITY OF SAN DIEGO

Report to the Hearing Officer

HEARING DATE: March 23, 2016 REPORT NO. HO 16-016

SUBJECT: SERROS RESIDENCE ADDITION CDP

PROJECT NUMBER: 363058

LOCATION: 335 Dunemere Drive

APPLICANT: Edward R. Serros and Linda C. Serros, Owners
Susan Skala, Architect/Agent

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit to construct a first floor addition and add a new two-story addition to an existing, one-story, single family residence with an attached one-car garage located at 335 Dunemere Drive in the La Jolla Community Planning Area?

Staff Recommendation: APPROVE Coastal Development Permit No. 1279388.

Community Planning Group Recommendation: On December 3, 2015, the La Jolla Community Planning Association voted 11-2-1 to recommend approval of the proposed project without conditions.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 16, 2016 and the opportunity to appeal that determination ended March 1, 2016.

BACKGROUND

The 4,152 square-foot site located at 335 Dunemere Drive is currently developed with a one-story single family residence. The surrounding properties are fully developed and form an established single family residential neighborhood. The existing residence was built in 1936. The property was

reviewed by the Historical Resources Board on October 22, 2015, and the property was not designated historic under any criteria.

The project site is located in the RS-1-7 Zone, Coastal Overlay Zone (appealable), Coastal Height Limitation Overlay Zone, Parking Impact (Beach and Coastal) Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone and First Public Roadway. The property is located on the south side of Dunemere Drive between the First Public Roadway and the ocean approximately two blocks from the Pacific Ocean. The site is designated for Low Density Residential Land Use within the La Jolla Community Plan. A Coastal Development Permit is required by the Land Development Code (Section 126.0702) for proposed construction on property within the Coastal Overlay Zone.

DISCUSSION

The project proposes to construct a 629-square-foot, addition to the existing, 1,457 square-foot single family residence, resulting in a 2,086 square-foot residence. The project site has been fully disturbed by previous development and the site does not contain any form of environmentally sensitive resources. The proposed addition to the residence will be constructed within the previously developed portion of the property. The addition consists of a second story master bedroom, bathroom and decks (approximately 466 square-feet) and an addition to the existing first floor bedroom and bath (approximately 163 square-feet).

The addition was designed to include wood siding and plaster exterior walls, custom wood windows and doors, pitched roof elements with shingle roofing material. The project does not propose any grading. The project will comply with the 30-foot height limit. The highest portions of the structure would be approximately 22 feet. All surface drainage run-off will be conveyed through an existing drain system to Dunemere Drive.

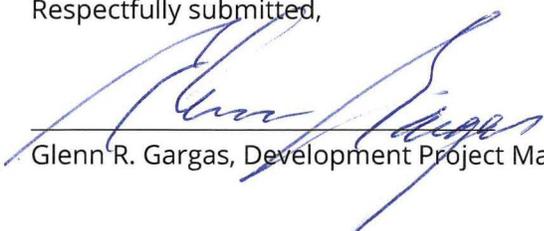
VISUAL/PHYSICAL ACCESS

The project site does not contain nor is adjacent to any coastal public view, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan (Figure F – Subarea F Windansea – Visual Access – Attachment No. 8). However, the project site is located adjacent to an area identified for Alternative Pedestrian Access to the coastline (Figure F – Subarea F Windansea – Physical Access Attachment No. 9). This identified pedestrian access is within the public right-of-way (Dunemere Drive). The proposed addition would be contained fully within private property, comply with the setbacks of the RS-1-7 Zone and would not obstruct the Alternative Pedestrian Access. Based on the review of the plans and submitted material the proposed redevelopment of this property was found to be in conformance with the La Jolla Community Plan and Local Coastal Land Use Plan.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1279388, with modifications.
2. Deny Coastal Development Permit No. 1279388, if the findings required to approve the project cannot be affirmed.

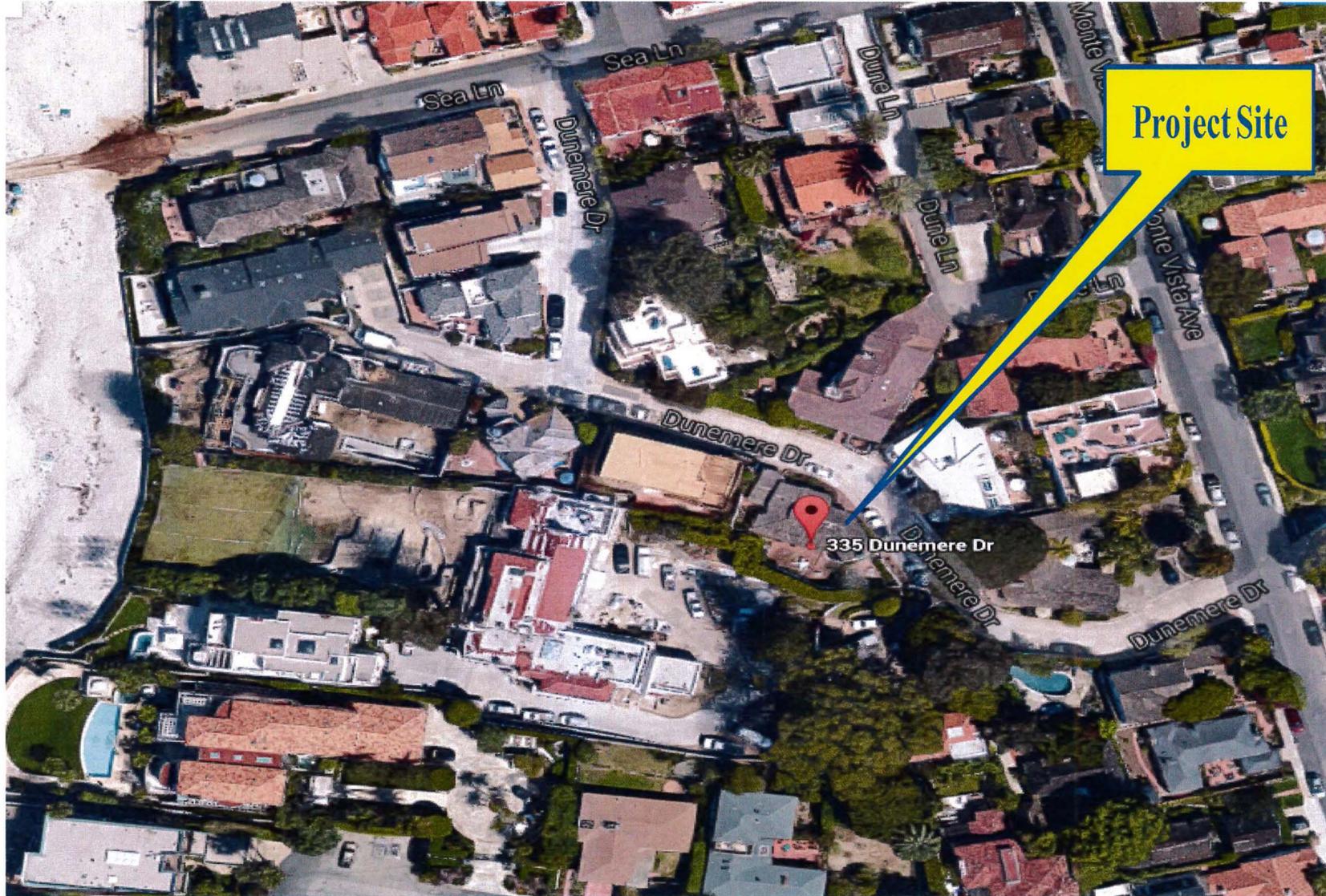
Respectfully submitted,



Glenn R. Gargas, Development Project Manager

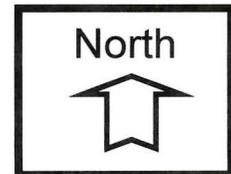
Attachments:

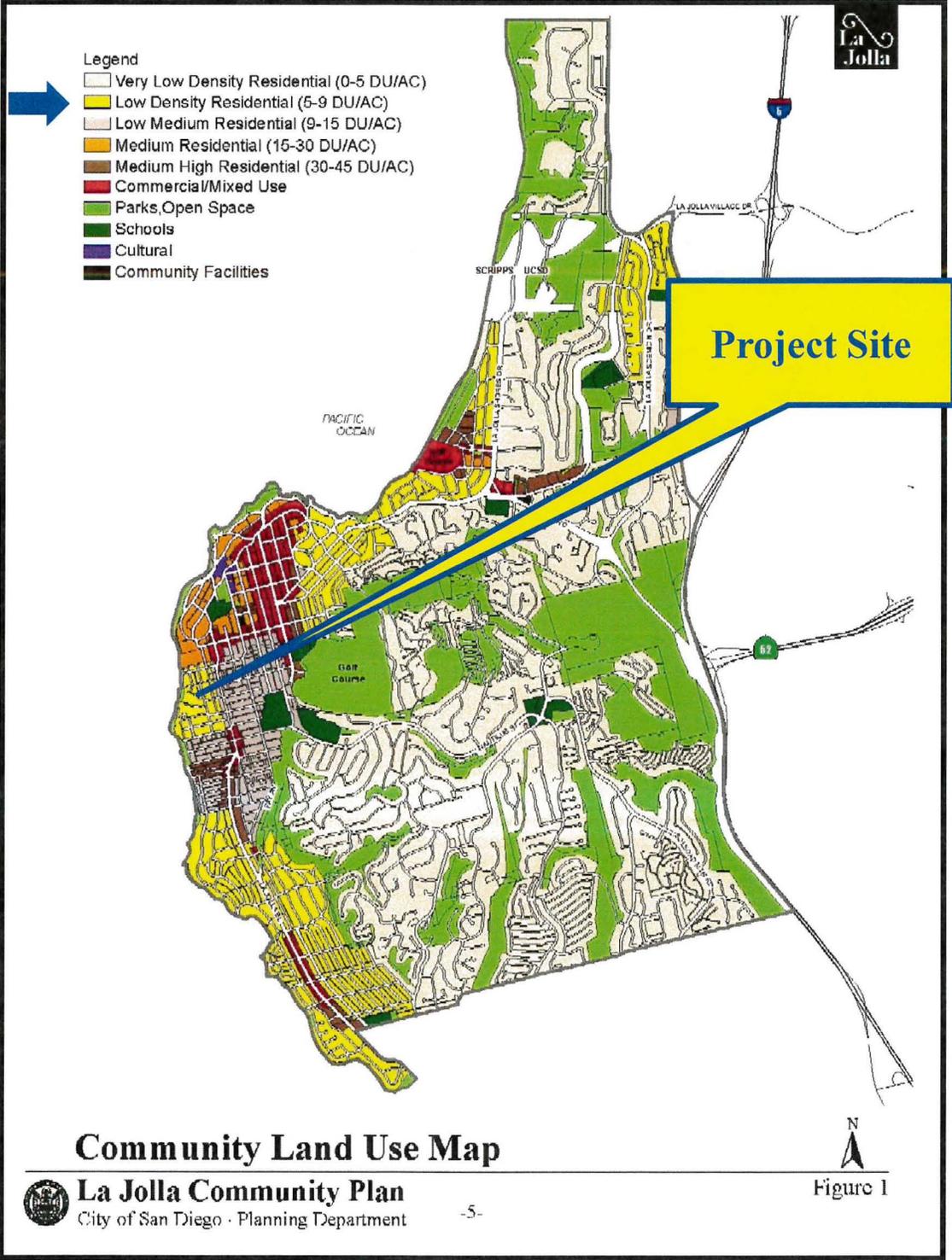
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft CDP Permit Resolution with Findings
6. Draft CDP Permit with Conditions
7. Environmental Exemption
8. La Jolla Community Plan – Figure F – Subarea F Windansea – Visual Access
9. La Jolla Community Plan – Figure F-Subarea F Windansea – Physical Access
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Plans



Aerial Photo

SERROS RESIDENCE ADDITION CDP – 335 DUNEMERE DRIVE
PROJECT NO. 363058



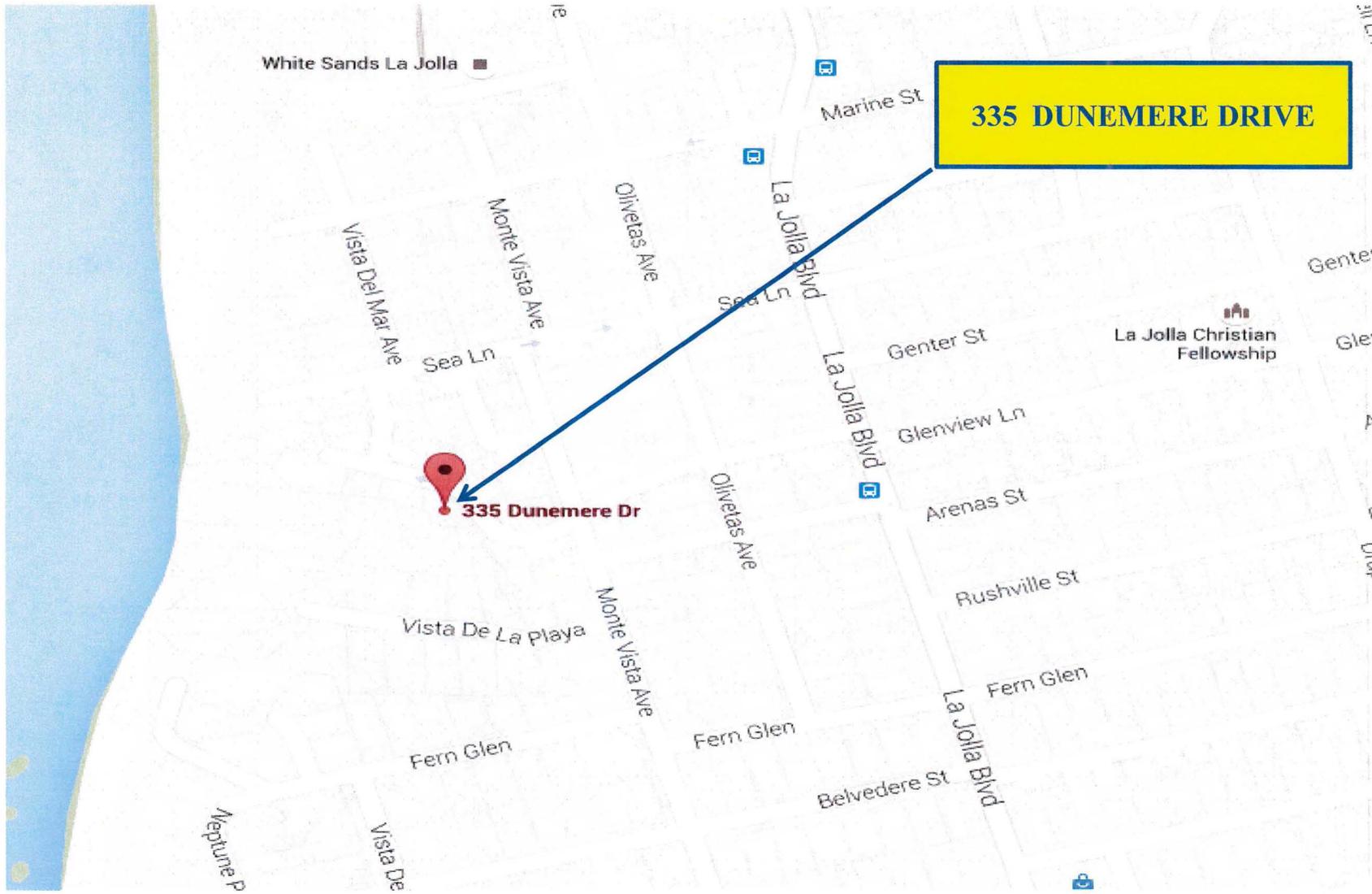


Land Use Map

SERROS RESIDENCE ADDITION CDP – 335 DUNEMERE DRIVE

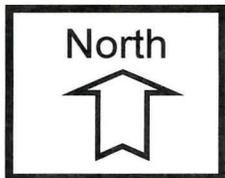
PROJECT NO. 363058 La Jolla





Project Location Map

**SERROS RESIDENCE ADDITION CDP – 335 DUNEMERE DRIVE
PROJECT NO. 363058**



PROJECT DATA SHEET

PROJECT NAME:	Serros Residence Addition CDP	
PROJECT DESCRIPTION:	Proposed 757-square foot addition to an existing one-story, 1,457-square-foot single family residence, resulting in a 2,214-square foot single family residence on a 4,152 square-foot property.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Coastal Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential - Low Density 5-9 DU/Acre	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-7 Zone		
HEIGHT LIMIT: 24/30-foot maximum height limit, 22 feet proposed.		
LOT SIZE: 5,000 sq. ft. min. / existing 4,152 square feet		
FLOOR AREA RATIO: 0.60 max. / 0.53 proposed		
FRONT SETBACK: 15 feet.min. / 0 feet existing/established		
SIDE SETBACK: 4 feet min. / 4 and 16 feet proposed		
STREETSIDE SETBACK: NA.		
REAR SETBACK: 13 feet min. / 24 feet proposed		
PARKING: 2 min. parking spaces required, 1 space existing, previously conforming.		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low Density Residential; RS-1-7.	Single Family Residential
SOUTH:	Low Density Residential; RS-1-7.	Single Family Residential
EAST:	Low Density Residential; RS-1-7.	Single Family Residential
WEST:	Low Density Residential; RS-1-7.	Single Family Residential

ATTACHMENT 4

DEVIATIONS OR VARIANCES REQUESTED:	None
COMMUNITY PLANNING GROUP RECOMMENDATION:	On December 3, 2015, the La Jolla Community Planning Association voted 11-2-1, to recommend approval of this project without conditions.

HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 1279388
SERROS RESIDENCE ADDITION CDP - PROJECT NO. 363058

WHEREAS, Edward R. Serros and Linda C. Serros, Trustees of the Serros Family Trust dated August 6, 1989, Owner/Permittee, filed an application with the City of San Diego for a permit to construct an addition to an existing, one-story, single family residence with an attached garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1279388), on portions of a 4,152- square-foot property;

WHEREAS, the project site is located at 335 Dunemere Drive, in the RS-1-7 Zone, Coastal (appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Beach Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Overlay Zone, and within the La Jolla Community Plan area;

WHEREAS, the site is legally described as a portion of Playa de las Arenas, being the First Addition to South La Jolla in the City of San Diego, County of San Diego, according to Map No. 891, filed in the Office of the County Recorder, March 3, 1903;

WHEREAS, on March 23, 2016, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1279388, pursuant to the Land Development Code of the City of San Diego;

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 March 23, 2016.

FINDINGS:

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 4,152 square-foot project site is currently developed with a single story single family residence. The project proposes to construct an addition to the existing residence. The addition will be located in a level, disturbed portion of the property. The project site is located approximately two blocks from the coastline, between the First Public Roadway and the ocean. The project site is located within an area identified as Alternative Pedestrian Access by Figure F, Subarea F: Windansea – Physical Access. This access is identified along the sidewalk system within the public right-of-way. The addition would be located entirely within private property and will not encroach upon any existing or proposed physical access to the coast. There is no public view on or adjacent to the project site as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The project meets all development standards such as building setbacks, floor area ratio, and height limit required by the underlying zone. Therefore, the proposed single

family residence as proposed will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the La Jolla Local Coastal Program land use plan; and the proposed development is not in a view corridor, but regardless, will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the La Jolla Community Plan and Local Coastal Program Land Use Plan.

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

The project site is currently developed with a single family residence. The project site does not contain any form of environmentally sensitive lands. The project proposes to construct a first floor addition and a two-story addition to an existing, one story, single family residence with an attached one-car garage. The environmental review determined that this project was Exempt under the California Environmental Quality Act (CEQA) Guidelines. Thus the proposed addition to an existing single family residence 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 site is designated for Low Density Residential (5-9 du/ac) by the La Jolla Community Plan and Local Coastal Land Use Plan. Based on the review of the project plans, the project will remain at approximately 9 du/ac and it's design was found to be compliance with all applicable development regulations of the RS-1-7 Zone. The project site is located approximately two blocks from the coastline and does not contain or is not adjacent to any form of public view as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The project site is located along an area identified as Alternative Pedestrian Access by Figure F, Subarea F: Windansea – Physical Access. This access is identified along the sidewalk system within the public right-of-way. The project development will be fully contained within private property and will not negatively impact any identified public access. Therefore, the project was found to be in compliance with the City of San Diego adopted La Jolla Community Plan and the certified Local Coastal Program Land Use Plan

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 located between the first public road and the sea or the shoreline of any body of water located within the Coastal Zone. The project site is located along an area identified as Unrestricted Lateral Access by Figure F, Subarea F: Windandsea – Physical Access. This access is identified along the sidewalk system within the public right-of-way. The proposed addition to the existing residence will be contained fully within private property. This project development will not negatively impact the identified public access. There are no public recreation facilities on or adjacent to the project site. By maintaining the identified public access as described above this project conforms to 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, Coastal Development Permit No. 1279388 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1279388, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: March 23, 2016.

Job Order No. 24004525

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: 24004525

COASTAL DEVELOPMENT PERMIT NO. 1279388
SERROS RESIDENCE ADDITION CDP - PROJECT NO. 363058
HEARING OFFICER

This Coastal Development Permit No. 1279388 is granted by the Hearing Officer of the City of San Diego to Edward R. Serros and Linda C. Serros, Trustees of the Serros Family Trust dated August 6, 1989, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 4,152 square-foot site is located at 335 Dunemere Drive in the RS-1-7 Zone, Coastal (appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Beach and Coastal) Overlay Zone, Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone, within the La Jolla Community Planning area. The project site is legally described as: a portion of Playa de las Arenas, being the First Addition to South La Jolla in the City of San Diego, County of San Diego, according to Map No. 891, filed in the Office of the County Recorder, March 3, 1903.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct an addition to an existing single family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 23, 2016, on file in the Development Services Department.

The project shall include:

- a. Construction of a 629-square-foot addition to an existing, one-story, 1,457-square-foot, single family residence, resulting in a 2,086-square-foot, two-story, residence with an existing one car garage;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;

- 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 April 7, 2019.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

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

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

ENGINEERING REQUIREMENTS:

12. 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.

13. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

14. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

15. Owner/Permittee shall maintain one (1) off-street parking space 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 San Diego Municipal Code (SDMC) and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

16. 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 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. There shall be compliance with the regulations of the underlying zone unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations.

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

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

20. All fences and retaining walls shall comply with the San Diego Municipal Code Section 142.0301.

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.
- Development Impact Fees (DIF) are required at building permit issuance based on increased residential development. The currently adopted La Jolla DIF rate for residential development is \$5,047 per single-dwelling unit and/or \$5,047 per multi-dwelling unit. Rates provided are subject to annual change on July 1 or updates to a Community Public Facilities Financing Plan (PFFP).
- City Regional Transportation Capital Improvement Project (RTCIP) Fees on residential development are required at building permit issuance. These fees were established to ensure that new Development invests in the Region's transportation system to offset the negative impact of growth on congestion and mobility. RTCIP Fee is \$2,573 per single dwelling-unit and/or \$2,059 per multi-dwelling unit. Rates subject to change annually July 1. On-site affordable housing units are exempt from the City RTCIP Fee. To qualify for this exemption, a recorded Affordable Housing Agreement with the Housing Commission must be submitted to Facilities Financing prior to building permit issuance.
- The Impact Fee Schedule outlines the fees which the Facilities Financing Section of the City collects at building permit issuance as part of the costs of land development in the City of San Diego. Fees are paid at the Development Services Center (1222 1st Ave., 3rd Floor). The schedule can be accessed on the City web site at:
<http://www.sandiego.gov/facilitiesfinancing/pdf/feeschedule.pdf>
- 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 March 23, 2016, by Resolution No. ____.

Permit Type/PTS Approval No.: CDP No. 1279388
Date of Approval: March 23, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Glenn R. Gargas
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.

Owner/Permittee

By _____

Edward R. Serros, Trustee under
Declaration of Trust dated August 6,
1989

Owner/Permittee

By _____

Linda C. Serros, Trustee under
Declaration of Trust dated August 6,
1989

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

NOTICE OF EXEMPTION

ATTACHMENT 7

(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 NO.: 363058

PROJECT TITLE: Serros Residence Addition

PROJECT LOCATION-SPECIFIC: The site is located at 335 Dunemere Drive La Jolla CA, 92037 within the La Jolla Community Plan area.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Coastal Development Permit (CDP) to add a 79 square foot addition to the 1st floor and a new 647 square foot second floor at an existing 1,254 square foot single story residence. Included in the project would be the construction of two necks totaling 100 square feet and is located in the RS-1-7 Zone (Appealable) within the La Jolla community Plan, Council District 1. The proposed project complies with height and bulk regulations and is located on a site that is currently developed and all public utilities are in place to serve the single family residence and improvements.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Ron Despojado, 3268 1/2 Rosecrans Street, SD CA, 92110. (619) 221-8285.

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: 15301 (Existing Facilities)
() STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) which allows for additions of 2,500 square feet or 10,000 square feet in areas where all public services are in place and there are no sensitive resources. The property was reviewed by the Historical Resources Board on 10/22/2015, and the property was not designated under any Criteria and therefore, the project would not result in an impact to a historical resource. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were indentified; no significant effects on the environment were indentified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code. Because the entirety of the site has been previously developed no sensitive resource exist on the parcel.

LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

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

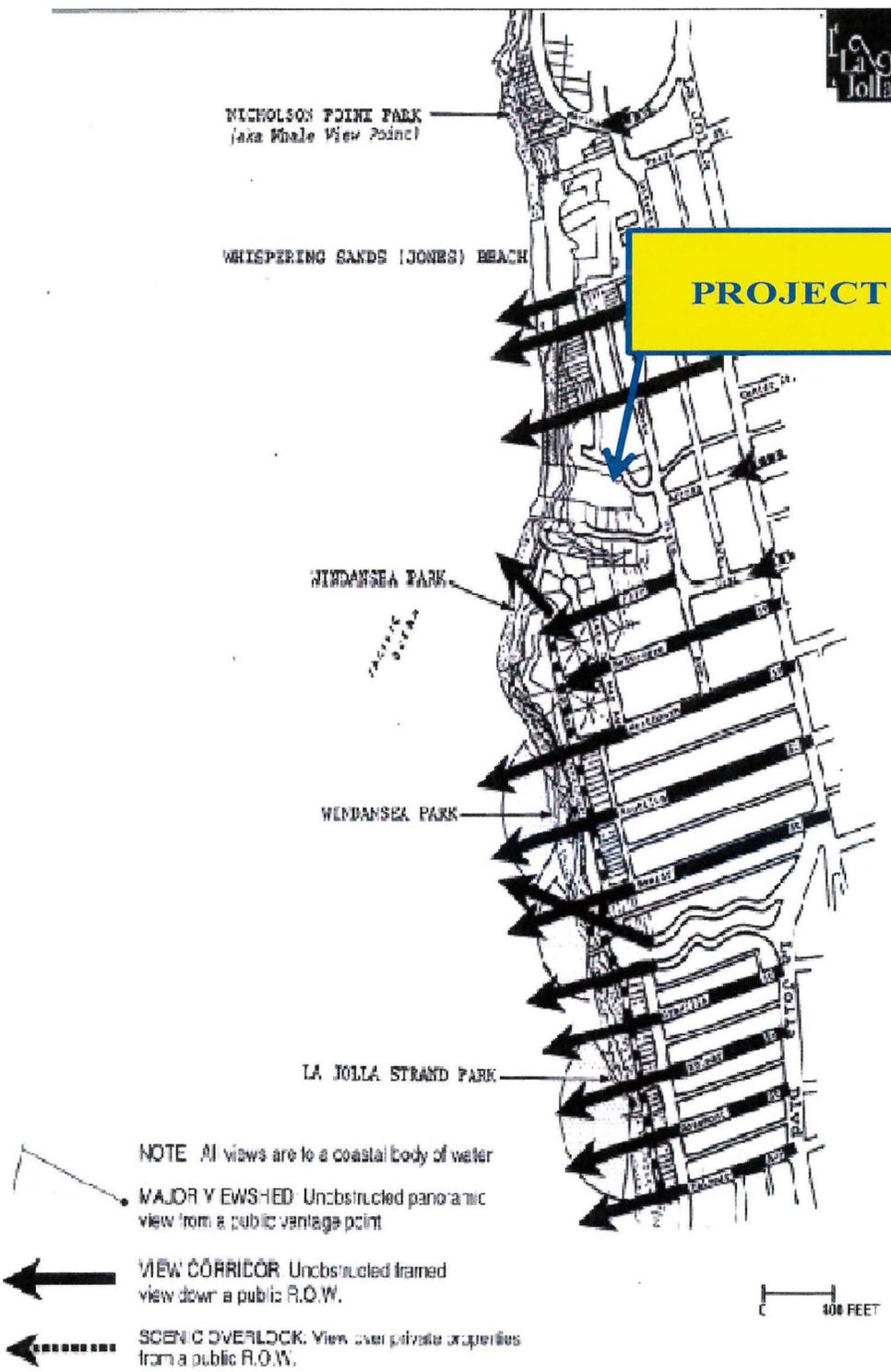
Handwritten signature and title: / SENIOR PLANNER

2/19/2016
DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
() SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



PROJECT SITE

- NOTE: All views are to a coastal body of water
-  MAJOR VIEWSHED: Unobstructed panoramic view from a public vantage point
 -  VIEW CORRIDOR: Unobstructed framed view down a public R.O.W.
 -  SCENIC OVERLOOK: View over private properties from a public R.O.W.

400 FEET

Visual Access
SERROS RESIDENCE ADDITION CDP - 335 DUNEMERE DRIVE
PROJECT NO. 363058

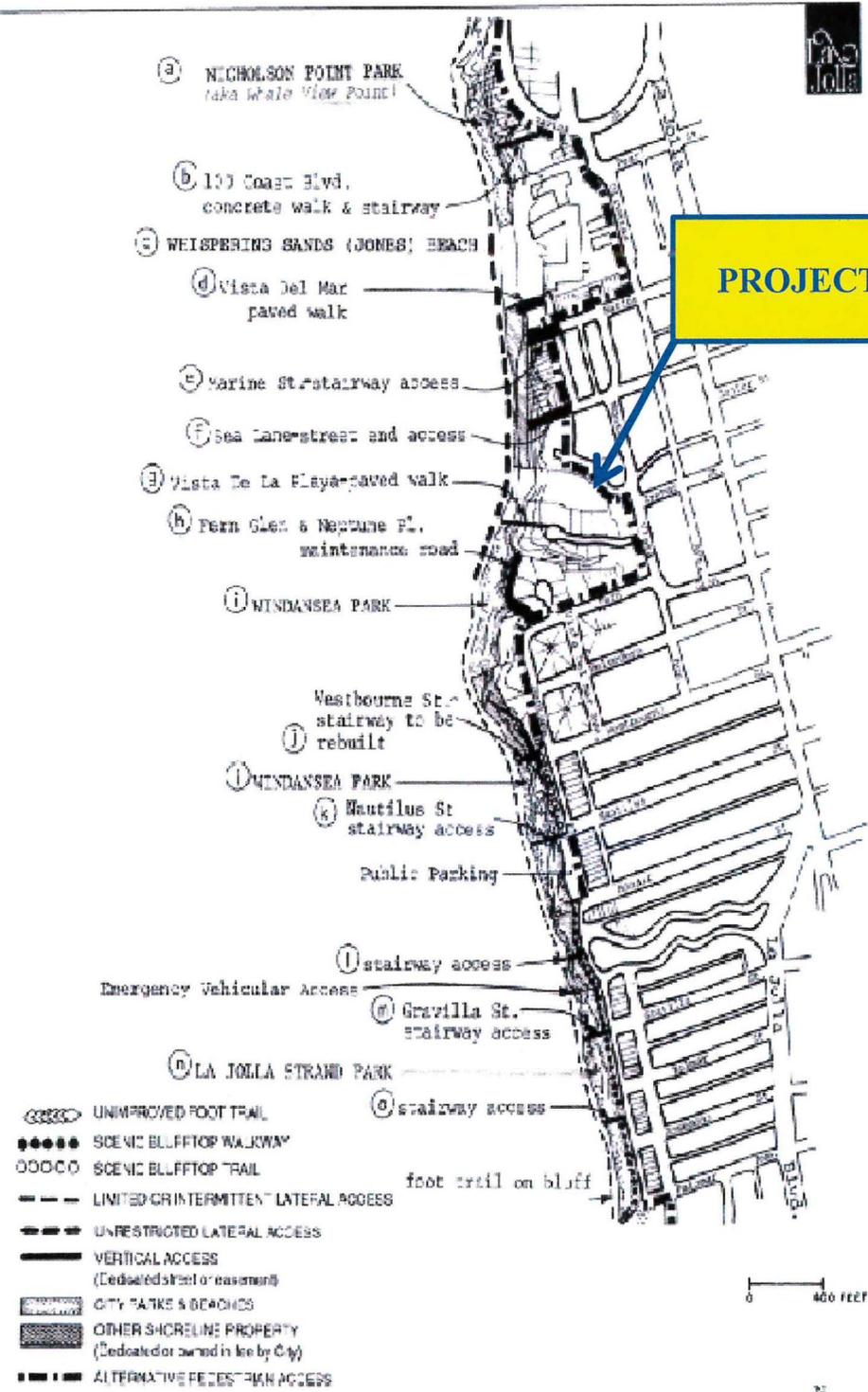


Subarea F: Windandsea - Visual Access



La Jolla Community Plan
 City of San Diego - Planning Department

Figure F



PROJECT SITE

Physical Access
 SERROS RESIDENCE ADDITION CDP / - 335 DUNEMERE DRIVE
 PROJECT NO. 363058

Subarea F: Windansea - Physical Access





La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street

Contact Us

Mail: PO Box 889, La Jolla, CA 92038

Web: <http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

Email: info@LaJollaCPA.org

President: Cindy Greatrex

Vice President: Bob Steck

2nd Vice President: Joe LaCava

Secretary: Helen Boyden

Treasurer: Jim Fitzgerald

DRAFT MINUTES

Regular Meeting | Thursday, 3 December 2015, 6:00 pm

Trustees present: Helen Boyden, Bob Collins, Dolores Donovan, Janie Emerson, Jim Fitzgerald, Cindy Greatrex, Joe LaCava, David Little, Alex Outwater, Jim Ragsdale, Bob Steck, Ray Weiss, Brian Will, Fran Zimmerman

Trustees absent: Patrick Ahern, Tom Brady

Vacant: One seat, term ending 2018

1.0 Welcome and Call To Order at 6:01 PM by Cindy Greatrex, President, who asked those present to silence their mobile devices and advised that the meeting was being recorded—in audio by the LJCPA and in video by another party.

2.0 Adopt the Agenda

Approved Motion: To adopt the agenda as posted. (Emerson, Fitzgerald: 13-0-1)

In favor: Boyden, Collins, Costello, Donovan, Emerson, Fitzgerald, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Will

Abstain: Greatrex (Chair)

3.0 Meeting Minutes Review and Approval: 5 November 2015

Approved Motion: To approve the minutes as distributed (Outwater, Ragsdale: 12-0-2)

In favor: Boyden, Collins, Costello, Emerson, Fitzgerald, LaCava, Little, Outwater, Ragsdale, Steck, Weiss, Will

Abstain: Donovan (absent) Greatrex (Chair)

4.0 Elected Officials – Information Only

4.1 Council District 1 – Council President Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov reported that the City's Climate Action Plan will be heard at the City Council on Tuesday, December 15; the Planning Commission requested that staff make changes to the Short Term Vacation Rental Ordinance based on commissioner comments and return to the PC on January 28th. The City Planning Department has prepared a draft PEIR for a Single-Use Carryout Bag Reduction Ordinance with comments accepted until January 19th. For more information see the City of San Diego Planning Department website "programs and projects" tab, then CEQA Policy and Review. For more information about El Nino preparedness visit:

www.sandiego.gov/el-nino

4.2 Mayor's Office – Mayor Kevin Faulconer

Rep: **Francis Barraza**, 619-533-6397, FBarraza@sandiego.gov was not present.

4.3 39th Senate District – State Senator Marty Block

Rep: **Sarah Fields**, 619-645-3133, Sarah.Fields@sen.ca.gov was not present.

4.4 78th Assembly District – Speaker of the Assembly Toni Atkins

Rep: **Toni Duran**, 619-645-3090, Toni.Duran@asm.ca.gov was not present.

5.0 President's Report – Information only unless otherwise noted.

5.1 Bylaw Amendment: Slotted for January 19th 2016 City Council Review

5.2 Short-Term Vacation Rentals Update – see item 4.1

If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.

Approved Motion: To accept the recommendations of the DPR Committee that for 10.1

ESLAMIAN RESIDENCE 7350-7354 Fay Avenue CDP that the findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish both units at rear of the property (7350 & 7352 Fay) and build one, 3-story unit. The front units 7354 Fay will remain; that for 10.2 AT&T MOUNT SOLEDAD CHURCH 6605 La Jolla Scenic Drive SCR of NUP the findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for the removal of 3 existing light poles presently provided with 6-foot panel antennas and 18" square radomes, and replacing these with 3 new light poles with 10-foot panel antennas and 24" square radomes, with related support equipment in the existing equipment enclosure at 6605 La Jolla Scenic Drive; that for 10.3 CARLEY RESIDENCE 7010 Fairway Road CDP the Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish existing single-family residence and construct new 4,342 sf single-family residence with 642 sf 2-car garage at 7010 Fairway Road; and to accept the recommendation of the PRC that for 10.4 SWINDLE RESIDENCE 2488 Hidden Valley Road CDP and SDP the findings CAN be made for a CDP and SDP to demolish an existing 3718 SF single family residence and construct a new 7430 SF single family residence with attached garage, pool & spa, retaining walls and landscaping on a 41,467 SF lot; and to accept the recommendation of the PDO Committee that for 10.6 BIRD ROCK MIXED USE 5702 La Jolla Blvd Building Permits, Paint Scheme findings CAN be made for Building Permit and Paint Scheme and forward the recommendations to the City.(Fitzgerald, Weiss: 12-1-1)

In favor: Boyden, Collins, Costello, Donovan, Emerson, Fitzgerald, Little, Outwater, Ragsdale, Steck, Weiss, Will

Opposed: Zimmerman

Abstain: Greatrex (Chair)

The following agenda items, when marked "Action Item," can be a *de novo* consideration of the Item.
Prior actions by committees/boards are listed for information only.

11.0

NGALA RESIDENCE 5612-5646 Rutgers Road CDP/SDP- applicant not present

ACTION ITEM (Process 2) Coastal Development Permit for proposed Lot Line Adjustments of approximately 6327 sq ft from 5612 - 5646 Rutgers Rd and 1511 Copa de Oro to 1550 Via Corona. The 26,082 sq ft site is located in the La Jolla Community Plan area and the Coastal Non-Appealable Overlay zone.

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for proposed Lot Line Adjustments of approximately 6327 sq ft from 5612 - 5646 Rutgers Rd and 1511 Copa de Oro to 1550 Via Corona. Motion passes 5-3-1.

There was no hearing as the applicant was not present. The chair will follow up.

12.0

SERROS RESIDENCE ADDITION 335 Dunemere Drive CDP

ACTION ITEM (Process 3) Coastal Development Permit to add a second-story Master Bedroom, bathroom and decks, and add area to an existing first story bedroom and bath to an existing single story single dwelling unit on a 4,152 sq ft lot located at 335 Dunemere Dr. in the RS-1-7 Zone (Appealable), Parking Impact overlay zone, Residential Tandem parking overlay zone of the La Jolla Community Plan. Original sf was 1,287.

DPR Recommendation: Findings **CAN** be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit & Site Development Permit to add a second story Master Bedroom, bathroom and decks, and add area to an existing first story bedroom and bath to an existing single story single dwelling unit on a 4,152 sq ft lot located at 335 Dunemere Drive. The second onsite parking space is NOT recommended. Motion passes 7-1-1.

The project was brought to the LJCPA for a hearing as there still was neighborhood opposition. None of those opposed were present.



Sue Skala presented the project. She noted that in response to community concerns they had reduced the addition from two bedrooms and baths to one bedroom and bath and reduced the FAR. They are adding a total of 510 sf with 359 sf for the second story addition with the remainder on the first floor. The FAR will be .47 where .6 is allowed. They are not proposing an onsite parking space.

Marc Torasick and Sally Miller commented. **Trustees Zimmerman, Boyden, Costello, Emerson, Little, Donovan, and Weiss** commented resulting in info in paragraph above.

Approved Motion: That findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit & Site Development Permit to add a second story Master Bedroom, bathroom and decks, and add area to an existing first story bedroom and bath for a total addition of 510 sq ft to an existing single story 1287 sf single dwelling unit on a 4,152 sq ft lot located at 335 Dunemere Drive. (Costello, Little: 11-2-1)

In favor: Boyden, Costello, Donovan, Emerson, Fitzgerald, Little, Outwater, Ragsdale, Steck, Weiss, Will

Opposed: Collins, Zimmerman

Abstain: Greatrex (Chair)

13.0 Adjourn at 7:15 pm to next LJCPA Meeting: January 7, 2016, 6:00 PM



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: Serros Residence Addition Project No. For City Use Only: 363050

Project Address:
 335 Dunemere Dr. La Jolla, CA

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):
 Edward R. & Linda C. Serros
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 1707 Rossmont Drive
 City/State/Zip:
 Redlands, CA
 Phone No: 951 315-8647 Fax No:
 Signature: *Ed Serros* Date: *8/10/11*

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

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

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



SKALA ARCHITECTURE, A PC
864 TARENTO DRIVE, SAN DIEGO, CA 92106

SITE PLAN

SERROS ADDITION
335 DUNEMERE DRIVE, LA JOLLA, 92037

- INDEX**
- A1 SITE PLAN
 - A2 EXISTING FLOOR PLAN
 - A3 NEW FLOOR PLAN
 - A4 ELEVATIONS
 - A5 SITE SECTIONS

OWNER: EDWARD AND LINDA SERROS
ADDRESS: 335 DUNEMERE RD.
ASSESSOR'S No.: 353-090-19-00
Legal Description: PORTION OF PLAYA DE LAS ARENAS, BEING THE FIRST ADDITION TO SOUTH LA JOLLA IN THE CITY OF SAN DIEGO ACCORDING TO MAP NO. 891 (MARCH 3, 1903); AND AS DEFINED ON MAP 5840 OF LA JOLLA WOODS SUBDIVISION, 1966, BLK 90, LOT 19

ZONE: RS-1-7
CLIMATE ZONE: 7
Type Construction: V-8
OCCUPANCY: R3/U
AGE: BUILT IN 1936
GEO. HAZARD: 53

NO EASEMENTS, NO BUS STOPS

SCOPE OF WORK: COASTAL OVERLAY ZONE, COASTAL HT. LIMITATION OVERLAY ZONE, PARKING IMPACT OVERLAY ZONE, RESIDENTIAL TANDEM PARKING OVERLAY ZONE OF THE LA JOLLA COMMUNITY PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN; TO ADD A SECOND STORY MASTER BEDROOM, BATHROOM AND DECKS, AND ADD AREA TO AN EXISTING FIRST STORY BEDROOM AND BATH.

SQUARE FOOTAGE:	
EX. SQUARE FOOTAGE:	1254
EX. GARAGE:	203
NEW COVERED PATIO:	180
NEW SQUARE FOOTAGE:	
HABITABLE:	484
EXT. STORAGE:	92
TOTAL:	2214
NEW DECKS:	289
LOT:	4152 sq. ft.
FAR:	.53

VICINITY MAP: LA JOLLA



ARCHITECT:
SKALA ARCHITECTURE, A P.C.
Susan K. Skala, AIA

864 Tarento Drive
San Diego, Calif. 92106
619-221-0959

DATE:

1 OF 5

A1

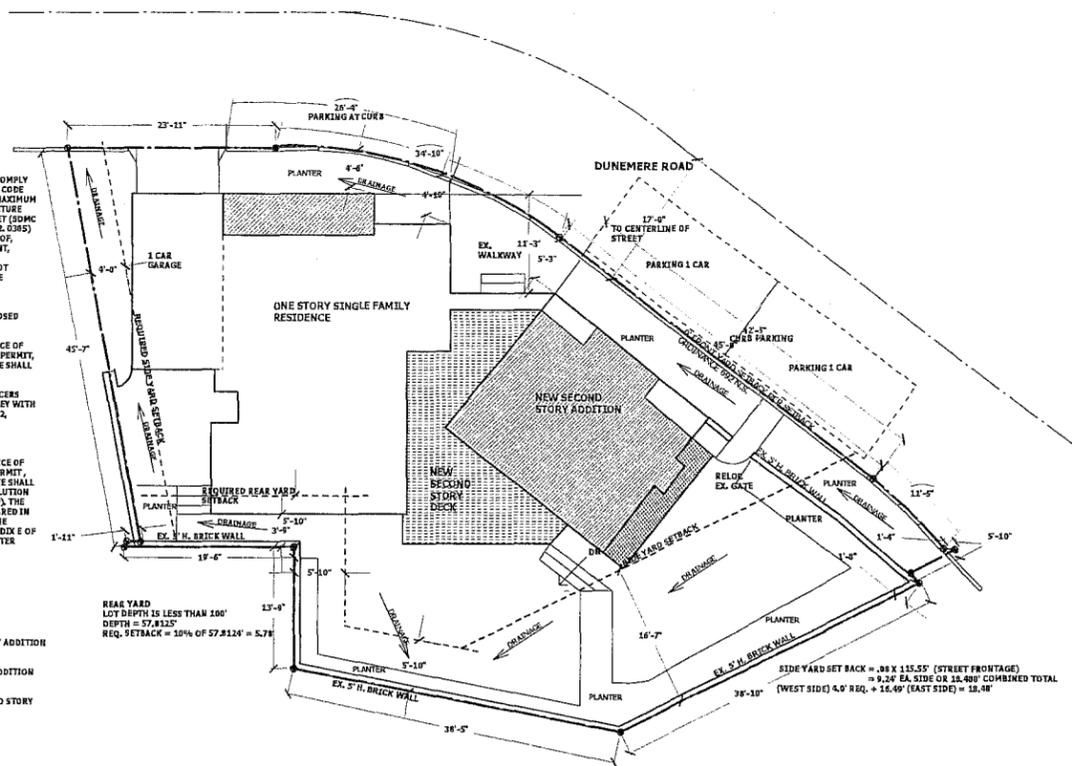
THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (30MC SEC. 151.0444 AND 152.0385) HIGHEST POINT OF ROOFS, EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE PREEXISTING GRADE.

NO GRADING IS PROPOSED

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 5, DIVISION 1 (GRADING REGULATIONS)

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.

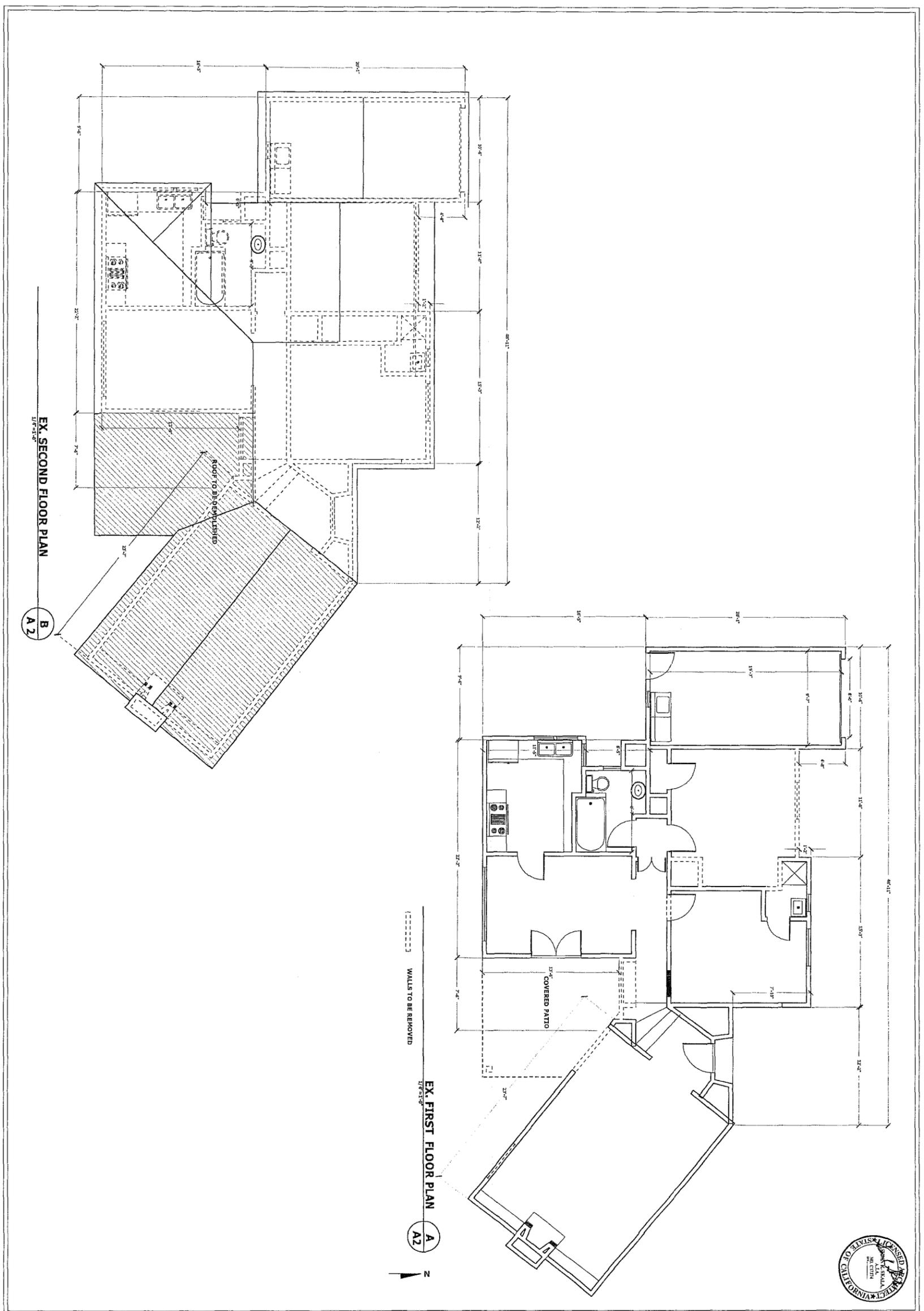
- SECOND STORY ADDITION
- FIRST STORY ADDITION
- FIRST & SECOND STORY ADDITION
- NEW DECKS

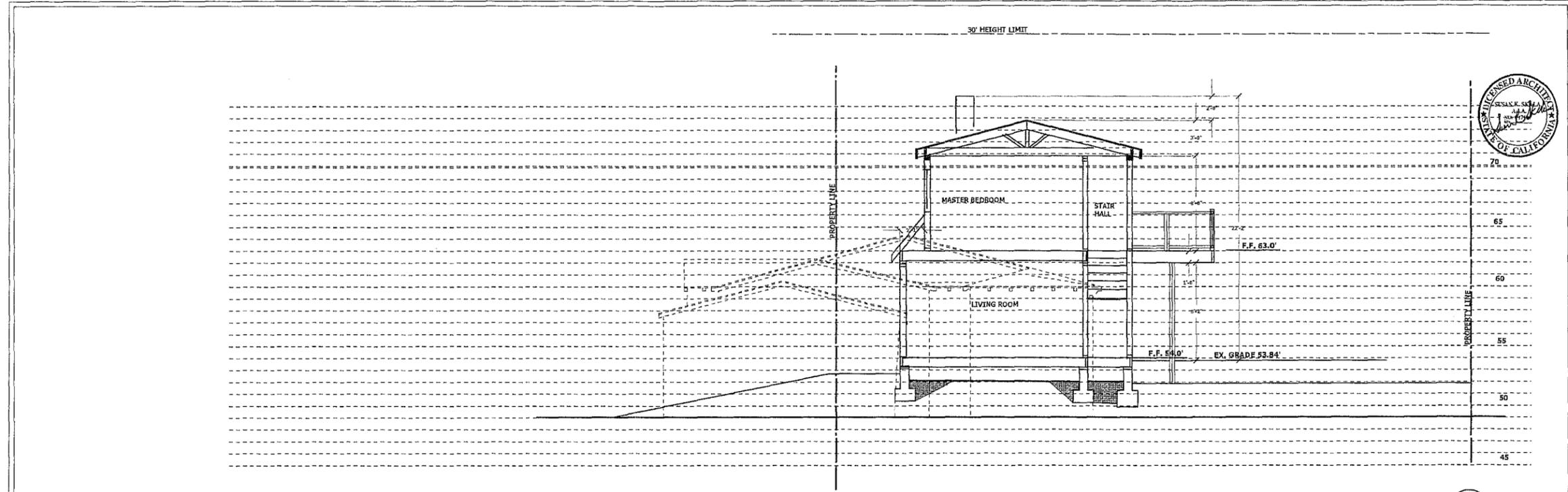


SITE PLAN 1/8" = 1'-0"

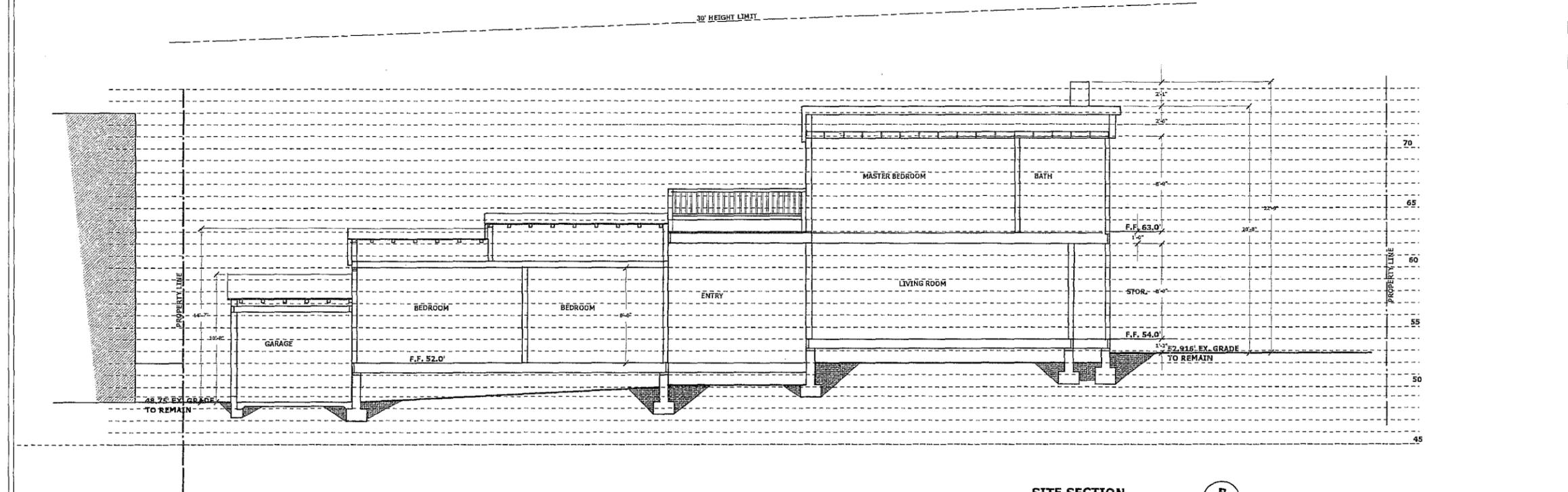
NOTE: PROPERTY LINES HAVE NOT BEEN SURVEYED OR MARKED BY ARCHITECT. ALL PROPERTY LINE LOCATIONS, DIMENSIONS, AND CONDITIONS SHALL BE VERIFIED BY CONTRACTOR BEFORE INITIATING WORK. IF A SURVEY IS DEEMED NECESSARY THE CONTRACTOR SHALL NOTIFY THE OWNER.







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



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

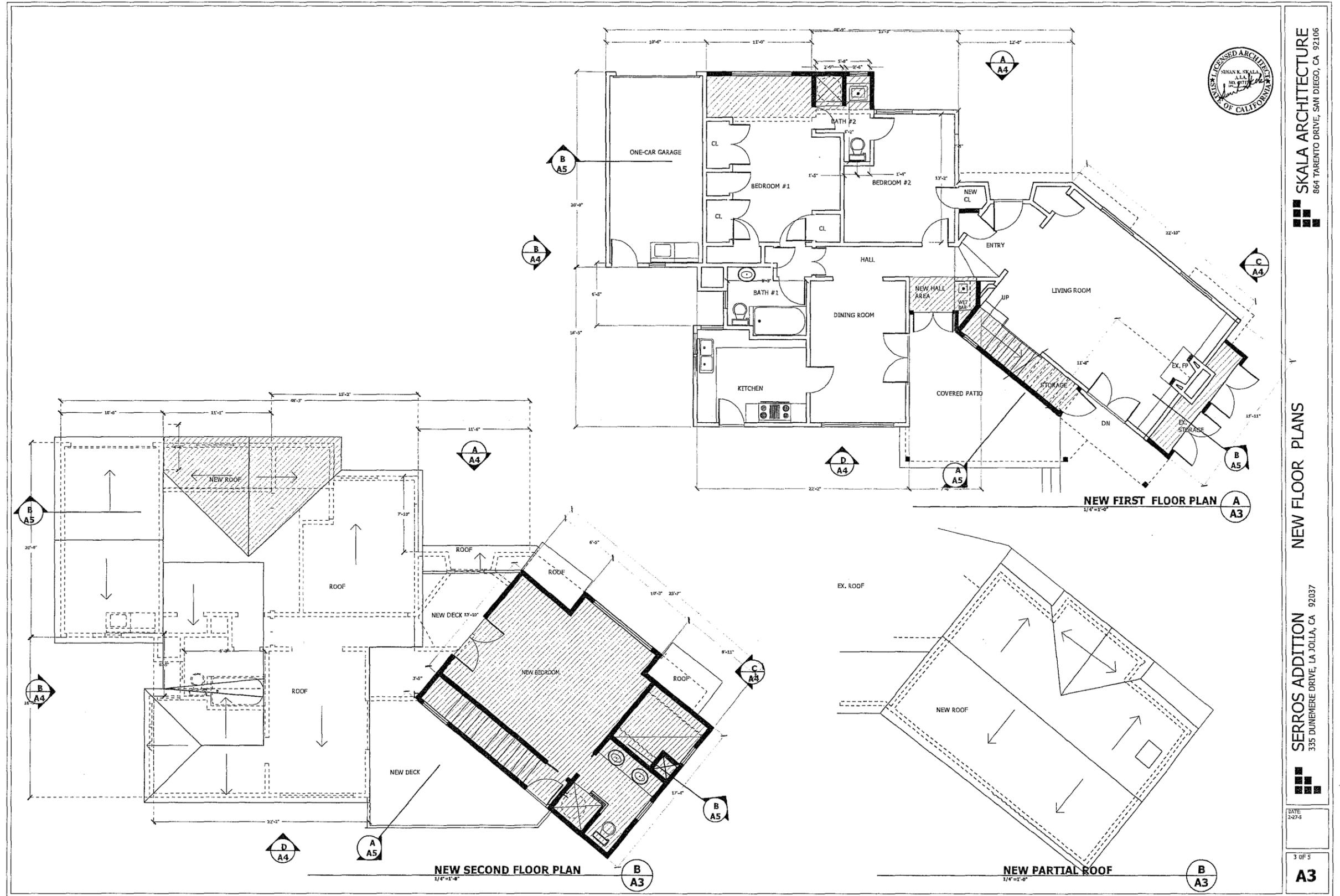


SKALA ARCHITECTURE
864 TARENTO DRIVE, SAN DIEGO, CA 92106

SITE SECTIONS

SERROS ADDITION
335 DUNEMERE DRIVE, LA JOLLA, CA 92037

5 OF 5
A5



SKALA ARCHITECTURE
864 TARENTO DRIVE, SAN DIEGO, CA 92106

NEW FLOOR PLANS

SERROS ADDITION
335 DUNEMERE DRIVE, LA JOLLA, CA 92037

DATE:
2-27-5

3 OF 5

A3



SKALA ARCHITECTURE
864 TARENTO DRIVE, SAN DIEGO, CA 92106

ELEVATIONS

SERROS ADDITION
335 DUNDREME DRIVE, LA JOLLA, CA 92037



DATE:

4 OF 5

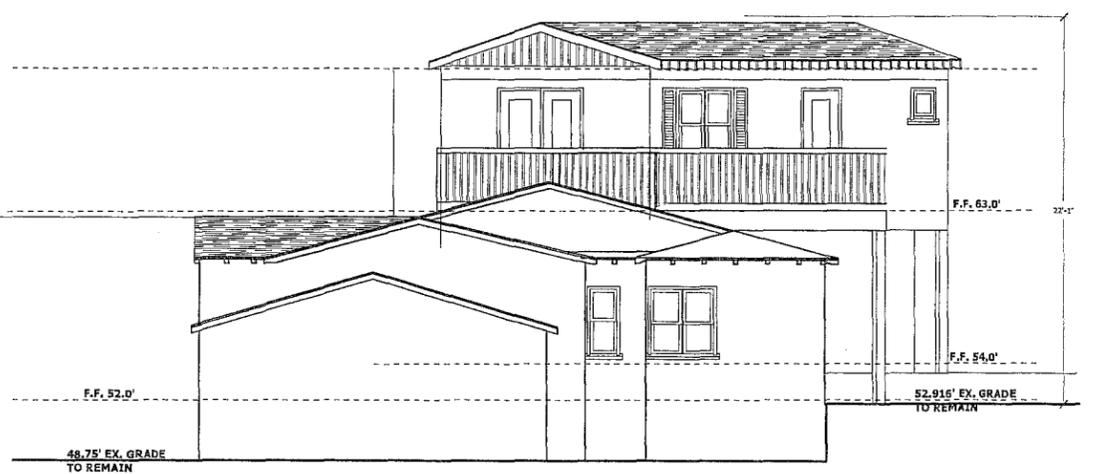
A4



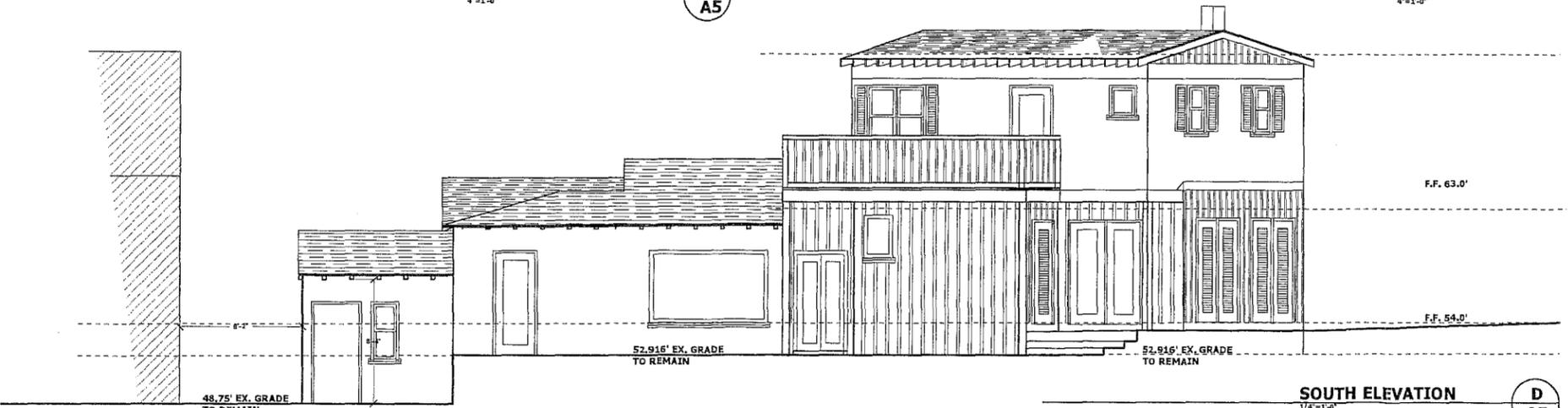
NORTH ELEVATION
1/4"=1'-0"
A
A5



EAST ELEVATION
4"=1'-0"
C
A5



WEST ELEVATION
4"=1'-0"
B
A5



SOUTH ELEVATION
1/4"=1'-0"
D
A5