



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: November 10, 2021 REPORT NO. HO-21-055

HEARING DATE: November 17, 2021

SUBJECT: FOXHILL TM/CDP/SDP, Process Three Decision

PROJECT NUMBER: [508125](#)

OWNER/APPLICANT: Manchester Foxhill LLC/Coston Architects

### SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit, Site Development Permit and Tentative Parcel Map for the subdivision of one lot into two and construction of a new single-dwelling unit on the new parcel with environmentally sensitive lands at 7007 Country Club Drive in the La Jolla Community Planning area?

#### Staff Recommendations:

1. Adopt Mitigated Negative Declaration No. 508125 and the associated Mitigation, Monitoring, and Reporting Program (MMRP); and
2. Approve Site Development Permit No. 1790091, Tentative Map No. 2330219, and Coastal Development Permit No. 2330222.

Community Planning Group Recommendation: On February 4, 2021, the La Jolla Community Planning Association voted 16-0-1 to recommend approval of the proposed project without conditions (Attachment 9).

Environmental Review: Mitigated Negative Declaration No. 508125 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring, and Reporting Program (MMRP) has been prepared with this project to reduce any potential impacts identified in the environmental review process to below a level of significance.

### BACKGROUND

The 8.78-acre project site is located at 7007 Country Club Drive in the RS-1-4 zone within the La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP), which designates the site for Very

Low Residential Density, allowing (0-5 units/acre) (Attachment 2). The site is also located within the Coastal Height Overlay Zone, Coastal Overlay Zone (Non-Appealable Area 1), and the Coastal Parking Impact Overlay Zone. The site is in a single-family neighborhood on the west side of Mount Soledad, just east of the La Jolla Country Club and south of the La Jolla Natural Park (Attachment 1). The Pacific Ocean is approximately 1.3 miles to the west. The site contains environmentally sensitive lands in the form of approximately 0.23 acres of Southern Maritime Chapparal; however, the project does not propose any impacts within this area. The balance of the site is previously developed and/or disturbed land.

## DISCUSSION

### Project Description

This project proposes to subdivide one existing lot into two and construct a new 14,269-square-foot single-family residence on one lot, with an existing dwelling unit to remain on the other. It requires a Coastal Development Permit (CDP), Site Development Permit (SDP), and Tentative Map (TM) pursuant to the San Diego Municipal Code (SDMC) sections cited below. The three permits are consolidated for processing per [SDMC section 112.0103](#), with the Hearing Officer as the decision maker.

Permit	Reason	SDMC Section
Coastal Development Permit (Process Two)	Development in the Coastal Zone	<a href="#">126.0702(a)</a>
Site Development Permit (Process Three)	Development in Environmentally Sensitive Lands (sensitive biological resources)	<a href="#">126.0502</a>
Tentative Map (Process Three)	Subdivision of land	<a href="#">125.0410</a>

### Discussion of Issues

The project site will be divided into two parcels, one 6.87-acre parcel with an existing dwelling unit to remain, and one 1.9-acre parcel to the southeast section of the site that will contain a new two-story, 14,269-square-foot single-family dwelling unit with attached garage, pool, covered patios and decks. The new dwelling unit will be accessed from the southern end of Country Club Drive.

The project involves grading over approximately 6.8 percent of the project site, with approximately 1,710 cubic yards of cut and 1,500 cubic yards of fill. The site contains environmentally sensitive lands in the form of approximately 0.23 acres of Southern Maritime Chapparal; however, the project does not propose any impacts within this area. The balance of the site is previously developed and/or disturbed land.

Coastal Development Permit (CDP):

Both the TM and the new dwelling unit require a CDP per SDMC section [126.0702\(a\)](#) as the project is located in the Coastal Overlay Zone (Non-Appealable Area 1) and constitutes [coastal development](#) as defined in the Municipal Code. As shown in Attachment 5, staff has determined that all findings for a Coastal Development Permit ([SDMC 126.0708](#)) can be made, because:

1. The project meets the requirements of the Municipal Code, including, but not limited to, height, setbacks, floor area ratio, and required parking, with a floor area ratio of .17, where a maximum of .45 is allowed, and 6 parking spaces where a minimum of 2 is required. The building's proposed height is just under 40 feet when measured from the lowest adjoining surface which does not exceed the 30-foot maximum height by more than 10 feet pursuant to SDMC Section [113.0270\(a\)\(2\)\(B\)](#).
2. The project conforms to the Community Plan because it complies with the designated density, does not encroach upon existing accessways or protected public views, and promotes goals and policies of the Community Plan as shown in Attachment 5.
3. The project does not adversely affect environmentally sensitive lands, because it does not propose development therein, as discussed below.

Site Development Permit (SDP):

A SDP is required due to the presence of environmentally sensitive lands (ESL) on the property. Specifically, the project location contains 0.23 acres of Southern Maritime Chapparral along the south and southwest parcel boundary. The project site consists mostly of developed land primarily landscaped with manicured trees, hedges, lawn, and ground cover, and does not encroach into these environmentally sensitive lands; and does not propose impacts within the southern maritime chapparral that is located on site. The project's biological resources report did not identify impacts to environmentally sensitive lands on site, however, the site does not meet the criteria to be exempted from the SDP requirement. Therefore, findings are provided in Attachment 5.

Tentative Map (TM):

A TM is required for the subdivision of land. The proposed lots meet all the requirements of the RS-1-4 zone, and the development will be conditioned to obtain Encroachment Maintenance Removal Agreements (EMRAs) for existing and proposed private improvements in the public right-of-way, including a non-standard driveway and water quality devices. Findings for TM approval are provided in Attachment 7.

Environmental Analysis:

Mitigated Negative Declaration No. 508125 (MND) has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. The MND is the result of an initial study that analyzed the environmental effects of the project. It addresses potential impacts to biological resources, in the form of potential indirect offsite impacts to the Cooper's Hawk.

A Mitigation, Monitoring, and Reporting Program (MMRP) has been prepared with this project to reduce any potential impacts identified in the environmental review process to below a level of significance (Attachment 4). The MMRP states that construction should take place outside the breeding period for avian species. If construction must occur during this time, a pre-construction survey for nests must be conducted, and a mitigation plan developed if nests are detected.

### Community Plan Analysis

The La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP) designates the site for Very Low Residential Density (0-5 units per acre). The proposed project will create two single-family lots that meet this requirement. As outlined in Attachment 5, the LJSP also contains goals for residential development that this project will facilitate through its design and location, including:

1. Provide a high-quality residential environment in La Jolla that respects its relationship to the sea, to hillsides and to open space, and
2. Promote the development of a variety of housing types and styles in La Jolla.

### Conclusion

City staff has reviewed this application and determined that all issues raised during the design process have been addressed. The project conforms with the Community Plan, adopted City Council policies, and the regulations of the Land Development Code. Staff recommends that the Hearing Officer adopt Mitigated Negative Declaration 508125 and the associated Mitigation, Monitoring, and Reporting Program, and approve Site Development Permit No. 1790091, Tentative Map No. 2330219, and Coastal Development Permit No. 2330222. Staff has prepared draft findings and conditions to support project approval for the Hearing Officer's consideration.

### ALTERNATIVES

1. Adopt Mitigated Negative Declaration 508125 and the associated Mitigation, Monitoring, and Reporting Program, and approve Site Development Permit No. 1790091, Tentative Map No. 2330219, and Coastal Development Permit No. 2330222, with modifications.
2. Do not adopt Mitigated Negative Declaration 508125 and the associated Mitigation, Monitoring, and Reporting Program, and deny Site Development Permit No. 1790091, Tentative Map No. 2330219, and Coastal Development Permit No. 2330222, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Carrie Lindsay, Development Project Manager

### Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Environmental Resolution with MMRP



5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Map Resolution with Findings
8. Draft Map Conditions
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Plans and Tentative Map Exhibit



# Project Location Map



**Foxhill TM/CDP/SDP, Project Number 508125**  
**7007 Country Club Drive**



# Community Plan

Project Site



## Legend

- Very Low Density Residential (0-5 DU/AC)
- Low Density Residential (5-9 DU/AC)
- Low Medium Residential (9-15 DU/AC)
- Medium Residential (15-30 DU/AC)
- Medium High Residential (30-45 DU/AC)
- Commercial/Mixed Use
- Parks, Open Space
- Schools
- Cultural
- Community Facilities



## Community Land Use Map



**La Jolla Community Plan**  
City of San Diego · Planning Department

North



ATTACHMENT 2

**Foxhill TM/CDP/SDP, Project Number 508125**  
**7007 Country Club Drive**





# Aerial Photo



ATTACHMENT 3

Foxhill TM/CDP/SDP, Project Number 508125  
7007 Country Club Drive

## ATTACHMENT 4

RESOLUTION NUMBER R-\_\_\_\_\_

ADOPTED ON \_\_\_\_\_

WHEREAS, on November 7, 2016, Manchester Foxhill LLC, Owner, and Coston Architects, Applicant, submitted an application to the Development Services Department for a Tentative Map (TM), Coastal Development Permit (CDP), and Site Development Permit (SDP), for the Foxhill project (Project); and

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

WHEREAS, the issue was heard by the Hearing Officer on November 17, 2021; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 508125 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously

## ATTACHMENT 4

identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

By: \_\_\_\_\_  
Carrie Lindsay, Development Project Manager

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

**EXHIBIT A**

**MITIGATION MONITORING AND REPORTING PROGRAM**

**TENTATIVE MAP, COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT**

**PROJECT NO. 508125**

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No.508125 shall be made conditions of Tentative Map, Coastal Development Permit, and Site Development Permit as may be further described below.

**A. GENERAL REQUIREMENTS – PART I**  
**Plan Check Phase (prior to permit issuance)**

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

**B. GENERAL REQUIREMENTS – PART II**  
**Post Plan Check (After permit issuance/Prior to start of construction)**

## ATTACHMENT 4

**1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

***Qualified Biologist***

**Note:**

**Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.**

**CONTACT INFORMATION:**

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

**2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) #508125 and /or Environmental Document #508125, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).

**Note:**

**Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.**

**3. OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

***None Required***

**4. MONITORING EXHIBITS**

All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

**NOTE:**



## ATTACHMENT 4

**Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.**

### 5. OTHER SUBMITTALS AND INSPECTIONS:

The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Biological Resources	Monitoring Report(s)	Monitoring Report Approval
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

### C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

#### BIOLOGICAL RESOURCE PROTECTION DURING CONSTRUCTION

##### I. Prior to Construction

- A. **Biologist Verification** - The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2018), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting** - The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents** - The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands

## ATTACHMENT 4

Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.

- D. **BCME** -The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. **Avian Protection Requirements** - To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.
- F. **Resource Delineation** - Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education** -Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved

construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

### II. During Construction

- A. **Monitoring-** All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1<sup>st</sup> day of monitoring, the 1<sup>st</sup> week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. **Subsequent Resource Identification** - The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

### III. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 2330222  
SITE DEVELOPMENT PERMIT NO. 1790091  
**FOXHILL TM/CDP/SDP - PROJECT NO. 508125 [MMRP]**

WHEREAS, MANCHESTER FOXHILL LLC, Owner, and Coston Architects, Applicant, filed an application with the City of San Diego for a Coastal Development Permit and Site Development Permit to subdivide one existing 8.78-acre lot into two, with one dwelling unit to remain on one lot, and to construct a 14,269-square-foot single-family dwelling unit, with attached garage, pool, covered patios and decks on the other lot, known as the Foxhill TM/CDP/SDP project (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit and Site Development Permit, on portions of a 8.78-acre site;

WHEREAS, the project site is located at 7007 Country Club Drive in the RS-1-4 zone and the Coastal Height Overlay Zone, Coastal Overlay Zone (Non-Appealable Area 1), and the Coastal Parking Impact Overlay Zone of the La Jolla Community Plan area;

WHEREAS, the project site is legally described as: All that real property situated in the City of San Diego, In the County of San Diego, State of California, Being a portion of Pueblo Lot 1263 of the Pueblo Lands of San Diego according to the map thereof made by James Pascoe in 1870, A copy of which was filed in Office of the County Recorder of said San Diego County, November 14, 1921, and is known as miscellaneous, Map no. 36;

WHEREAS, on November 17, 2021, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2330222 and Site Development Permit No. 1790091 (and the associated Tentative Map No. 2330219) pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2330222 and Site Development Permit No. 1790091:

**A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) section 126.0708]**

**1. Findings for all Coastal Development Permits:**

- a. 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 8.78-acre project site is located at 7007 Country Club Drive in the RS-1-4 zone within the La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP), which designates the site for Very Low Residential Density (0-5 units/acre). The project proposes to subdivide one existing lot into two and construct a new 14,269-square-foot single-family residence on one lot, with an existing dwelling unit to remain on the other.

The project site will be divided into one 6.87-acre parcel with an existing dwelling unit to remain, and one 1.9-acre parcel that will contain a new two-story, 14,269-square-foot single-family dwelling unit with attached garage, pool, covered patios and decks. The new dwelling unit will take access from the southern end of Country Club Drive. The project involves grading over approximately 6.8 percent of the project site, with approximately 1,710 cubic yards of cut and 1,500 cubic yards of fill.

The project site does not encroach upon any physical accessway identified in the LJCP. The site is also not adjacent to any public viewpoints as outlined in the LJCP, and the proposed dwelling unit meets the height limits of both the RS-1-4 zone and the 30-foot Coastal Height Limitation Overlay Zone where the building's proposed height is just under 40 feet when measured from the lowest adjoining surface which does not exceed the 30-foot maximum height by more than 10 feet pursuant to SDMC Section 113.0270(a)(2)(B).

Therefore, 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.

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

Environmentally sensitive lands exist on the property in the form of sensitive biological resources. Specifically, the property contains 0.23 acres of Southern Maritime Chapparal. Please see the Site Development Permits findings, section B.1. below, which is herein incorporated by reference. The project does not encroach into this area.

Mitigated Negative Declaration No. 508125 (MND) has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. The MND is the result of an initial study that analyzed the environmental effects of the project. The site has been mitigated for biological resources, in the form of potential impacts to the Cooper's Hawk.

A Mitigation, Monitoring, and Reporting Program (MMRP) has been prepared with this project to reduce any potential impacts identified in the environmental review process to below a level of significance. The MMRP states that construction should take place outside the breeding period for avian species. If construction must occur during this time, a pre-construction survey for nests must be conducted, and a mitigation plan developed if nests are detected.

Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

**c. 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 La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP) designates the site for Very Low Residential Density (0-5 units per acre). The proposed project will create two single-family lots that meet this requirement.

The LJSP also contains goals for residential development that this project will facilitate through its design and location, including:

1. Provide a high-quality residential environment in La Jolla that respects its relationship to the sea, to hillsides and to open space.

The project proposes a lot split that facilitates a high-quality residential building, including varied textures and rooflines, with a variety of offsetting planes. The dwelling unit, although large, does not dominate the 1.9-acre lot. The dwelling unit observes all required setbacks and height limits, ensuring that it respects the adjacent hillside, and the project maintains onsite open space to the extent feasible, including 0.23 acres of Southern Maritime Chapparal, which will be left in its natural state.

2. Promote the development of a variety of housing types and styles in La Jolla.

By creating two very-low density lots in an area designated for low density housing, the project allows for an additional dwelling unit of the designated type. Because the LJP already allows for a variety of housing types, the project continues to further this goal. The style of architecture is complementary to the surrounding area but does not exactly replicate it. Therefore, the design of the proposed dwelling unit represents a unique interpretation of the style of the surrounding area.

The project meets the requirements of the Municipal Code, including, but not limited to, height, setbacks, floor area ratio, and required parking, with a floor area ratio of .17, where a maximum of .45 is allowed, and 6 parking spaces where a minimum of 2 is required. The building's proposed height is just under 40 feet when measured from the lowest adjoining surface which does not exceed the 30-foot maximum height by more than 10 feet pursuant to SDMC Section 113.0270(a)(2)(B). Therefore, 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.

- d. 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 not located between the first public roadway and the sea or shoreline of any body of water. Therefore, this finding does not apply.

**B. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]**

**1. Findings for all Site Development Permits:**

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

Please see finding A.1.c above, which is herein incorporated by reference. The proposed development will not adversely affect the applicable land use plan.

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

The proposed development is consistent with the relevant SDMC, policies, and regulations whose primary focus is the protection of the public's health, safety, and welfare. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of SDMC in effect for this project. Conditions included, but not limited to, an Encroachment Maintenance Removal Agreement for items in the city right-of-way; installation or updates to water and sewer facilities; implementation of storm water

construction best management practices (BMPs); a Water Pollution Control Plan (WPCP); issuance of a grading permit, submittal of a geotechnical investigation report or update letter and as-graded geotechnical report following completion of the grading; and execution and recordation of a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands. Such conditions within the permit have been determined necessary to avoid adverse impact upon the public health, safety, and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property and other regulations and guidelines pertaining to the subject property per the SDMC.

Such conditions within the permit have been determined necessary to avoid adverse impact upon the public health, safety, and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property and other regulations and guidelines pertaining to the subject property per the SDMC.

Prior to issuance of any grading and/or building permit for the proposed development, the plans shall be reviewed for compliance with all building, electrical, mechanical, plumbing and fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Compliance with these regulations during and after construction will be enforced through building inspections completed by the City's building inspectors.

The project creates two lots that meet the development requirements of the RS-1-4 zone and the density requirements of the LJSP, and the development will be conditioned to obtain Encroachment Maintenance Removal Agreements (EMRAs) for existing and proposed private improvements in the public right-of-way, including a non-standard driveway and water quality devices. The project site consists mostly of developed land primarily landscaped with manicured trees, hedges, lawn, and ground cover. Environmentally sensitive lands exist on the property in the form of sensitive biological resources; these resources being 0.23 acres of Southern Maritime Chapparal. The project does not propose encroachment into this area; however, it does not meet the exemption criteria of SDMC 143.0110. Mitigated Negative Declaration No. 508125 (MND) has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. The MND is the result of an initial study that analyzed the environmental effects of the project. This The site has been mitigated for biological resources, in the form of potential indirect offsite impacts to the Cooper's Hawk.

A Mitigation, Monitoring, and Reporting Program (MMRP) has been prepared with this project to reduce any potential impacts identified in the environmental review process to below a level of significance. The MMRP states that construction should take place outside the breeding period for avian species. If construction must occur during this time, a pre-construction survey for nests must be conducted, and a mitigation plan developed if nests are detected.



The project will require building and grading permits that will be subject to the Building Code, Land Development Code, and accepted engineering standards. Approval of these ministerial permits will ensure the health, safety, and welfare of residents and the public. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project, in constructing a single family dwelling unit on a newly-created lot, meets the requirements of the RS-1-4 zone and related sections of the Municipal Code, including, but not limited to, lot dimensions, lot size, building height, setbacks, floor area ratio, retaining wall height, and required parking, with a floor area ratio of .17, where a maximum of .45 is allowed, and 6 parking spaces where a minimum of 2 is required. The building's proposed height is just under 40 feet when measured from the lowest adjoining surface which does not exceed the 30-foot maximum height by more than 10 feet pursuant to SDMC Section 113.0270(a)(2)(B). Development area on a site containing environmentally sensitive lands outside the MHPA is not limited, and there are no impacts to environmentally sensitive lands onsite. No deviations are requested. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

**Supplemental Findings – Environmentally Sensitive Lands**

**d. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The project site consists mostly of developed land primarily landscaped with manicured trees, hedges, lawn, and ground cover. Environmentally sensitive lands occur onsite in the form of southern maritime chapparal. The project does not propose encroachment into these environmentally sensitive lands. The project proposes to subdivide one lot into two, one for an existing dwelling unit, and one for a new single-family dwelling unit. The design and siting of the proposed development takes place entirely on disturbed and/or previously developed land and does not propose impacts within the southern maritime chapparal that is located on site. The project's biological resources report did not identify impacts to environmentally sensitive lands on site. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

**e. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

Grading for the project is limited to the building footprint, access, and areas close to the dwelling unit; it does not fundamentally alter or reshape the site. The proposed dwelling unit is not located in a flood zone as shown on any FEMA map. A geotechnical report was prepared for the project which did not identify undue risk from the project as designed. The project structures are located more than 100 feet from any highly flammable native/naturalized vegetation and brush management is not required. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

**f. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**

The project structures and grading were designed to avoid impacts to environmentally sensitive lands both on and off site. All development will occur on disturbed and previously developed land. No impacts to environmentally sensitive lands onsite were identified during project review. Mitigated Negative Declaration No. 508125 (MND) has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. The MND is the result of an initial study that analyzed the environmental effects of the project. The site has been mitigated for on biological resources, in the form of potential indirect offsite impacts to the Cooper's Hawk.

A Mitigation, Monitoring, and Reporting Program (MMRP) has been prepared with this project to reduce any potential impacts identified in the environmental review process to below a level of significance. The MMRP states that construction should take place outside the breeding period for avian species. If construction must occur during this time, a pre-construction survey for nests must be conducted, and a mitigation plan developed if nests are detected. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

**g. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).**

The project site is not located within or adjacent to any land that is preserved as a part of the Multiple Species Conservation Program (MSCP) Subarea Plan's Multiple Habitat Planning Area (MHPA) or the Vernal Pool Habitat Conservation Plan (VPHCP).

**h. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.**

The project site is located approximately a mile from the nearest beach/shoreline and will follow accepted stormwater practices to minimize the effects of runoff from the site. Impacts to the erosion of beaches or local sand supply were not identified during project review. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

- i. **The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

Mitigated Negative Declaration No. 508125 (MND) has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. The MND is the result of an initial study that analyzed the environmental effects of the project. The site has been mitigated for biological resources, in the form of potential indirect offsite impacts to the Cooper's Hawk.

A Mitigation, Monitoring, and Reporting Program (MMRP) has been prepared with this project to reduce any potential impacts identified in the environmental review process to below a level of significance. The MMRP states that construction should take place outside the breeding period for avian species. If construction must occur during this time, a pre-construction survey for nests must be conducted, and a mitigation plan developed if nests are detected. This mitigation is reasonable in that it is only required if construction occurs outside the breeding season, and further mitigation is only required if nests that will be impacted by construction are discovered near the project site. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2330222 and Site Development Permit No. 1790091 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 2330222 and Site Development Permit No. 1790091, a copy of which is attached hereto and made a part hereof.

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Carrie Lindsay  
Development Project Manager  
Development Services

Adopted on: November 17, 2021

IO#: 24006936

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

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

INTERNAL ORDER NUMBER: 24006936

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2330222  
SITE DEVELOPMENT PERMIT NO. 1790091  
**FOXHILL TM/CDP/SDP - PROJECT NO. 508125 [MMRP]**  
HEARING OFFICER

This Coastal Development Permit No. 2330222 and Site Development Permit No. 1790091 are granted by the Hearing Officer of the City of San Diego to MANCHESTER FOXHILL LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0702 and 126.0502 to subdivide one existing 8.78-acre lot into two lots, with an existing single-family dwelling unit to remain, and to construct a 14,269-square-foot single-family dwelling unit, with attached garage, pool, covered patios and decks on the other lot, known as the Foxhill TM/CDP/SDP project (Project), located at 7007 Country Club Drive in the RS-1-4 zone and the Coastal Height Overlay Zone, Coastal Overlay Zone (Non-Appealable Area 1), and the Coastal Parking Impact Overlay Zone of the La Jolla Community Plan area. The project site is legally described as: All that real property situated in the City of San Diego, In the County of San Diego, State of California, Being a portion of Pueblo Lot 1263 of the Pueblo Lands of San Diego according to the map thereof made by James Pascoe in 1870, A copy of which was filed in Office of the County Recorder of said San Diego County, November 14, 1921, and is known as miscellaneous, Map no. 36.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for to subdivide one existing 8.78-acre lot into two lots, with one existing single-family dwelling unit to remain, and to construct a 14,269-square-foot single-family dwelling unit, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 17, 2021, on file in the Development Services Department.

The project shall include:

- a. Subdivision of one existing lot into two lots per the associated Tentative Map No. 2330219, with the existing dwelling unit to remain on one lot.
- b. Construction of a 14,269-square-foot single-family dwelling unit, with attached garage, pool, covered patios and decks on the second lot.

- c. Retaining walls, a detention basin, driveways, walkways, and related site work, to include grading.
- 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 December 2, 2024.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements

may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

11. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 508125, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 508125, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: Biological Resources.

**CLIMATE ACTION PLAN REQUIREMENTS:**

13. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**ENGINEERING REQUIREMENTS:**

14. The Site Development Permit and Coastal development Permit shall comply with all conditions of Tentative Map No. 2330219.

15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer for non-Standard driveway in the Country Club Drive public right of way.

16. The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer.

17. 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.

18. 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 SDMC, into the construction plans or specifications.

19. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

20. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**GEOLOGY REQUIREMENTS:**

21. Prior to the issuance of any construction permits (either grading or building), the Owner/ Permittee shall submit a geotechnical investigation report or update letter prepared in accordance with the City's "Guidelines for Geotechnical Reports" 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.

22. 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.

**PLANNING REQUIREMENTS:**

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

24. 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.

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

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

26. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

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

28. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.



29. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
30. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.
31. Prior to the issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond the design and construction of an 12" public water main extension within Country Club Drive as shown on the approved Exhibit "A", in a manner satisfactory to the Public Utilities Director and the City Engineer.
32. Prior to the issuance of any building permits, the Owner/Permittee shall be required to record private sewer easement for cross-lot private sewer lateral from one lot to another.
33. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
34. Prior to the issuance of any building permits, the Owner/Permittee shall finalize Water and sewer capacity charges. Capacity charges, as well as service and meter size, are determined by Water Meter data card which is completed during the building plan review process.

**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on November 17, 2021 and [Approved Resolution Number].

## ATTACHMENT 6

Coastal Development Permit No. 2330222  
Site Development Permit No. 1790091  
Date of Approval: November 17, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Carrie Lindsay  
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.

**MANCHESTER FOXHILL LLC**  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

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

HEARING OFFICER RESOLUTION NUMBER R-\_\_\_\_\_

TENTATIVE MAP NO. 2330219

**FOXHILL TM/CDP/SDP - PROJECT NO. 508125 [MMRP]**

WHEREAS, Manchester Foxhill LLC, Subdivider, and Snipes-Dye Associates, Engineer, submitted an application to the City of San Diego for a Tentative Map No. 2330219 to subdivide one existing lot into two, located at 7007 Country Club Drive in the RS-1-4 zone and the Coastal Height Overlay Zone, Coastal Overlay Zone (Non-Appealable Area 1), and the Coastal Parking Impact Overlay Zone of the La Jolla Community Plan area. The project site is legally described as: All that real property situated in the City of San Diego, In the County of San Diego, State of California, Being a portion of Pueblo Lot 1263 of the Pueblo Lands of San Diego according to the map thereof made by James Pascoe in 1870, A copy of which was filed in Office of the County Recorder of said San Diego County, November 14, 1921, and is known as miscellaneous, Map no. 36; and

WHEREAS, the Map proposes the Subdivision of an 8.78-acre site into two residential lots; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, on November 17, 2021 the Hearing Officer of the City of San Diego considered Tentative Map No. 2330219 (and the associated Coastal Development Permit No. 2330222 and Site Development Permit No. 1790091) and pursuant to San Diego Municipal Code section 125.0440, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the

public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings pursuant to San Diego Municipal code (SDMC) section 125.0440 with respect to Tentative Map No. 2330219:

**1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.**

The 8.78-acre project site is located at 7007 Country Club Drive in the RS-1-4 zone within the La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP), which designates the site for Very Low Residential Density (0-5 units/acre).

The project site will be subdivided into one 6.87-acre parcel with an existing dwelling unit to remain, and one 1.9-acre parcel for future construction of a new two-story, 14,269-square-foot single-family dwelling unit with attached garage, pool, covered patios and decks. The 6.87-acre parcel will continue to take access from its existing driveway, and the 1.9-acre parcel will take access from the southern end of Country Club Drive. The project involves grading over approximately 6.8 percent of the project site, with approximately 1,710 cubic yards of cut and 1,500 cubic yards of fill.

The La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP) designates the site for Very Low Residential Density (0-5 units per acre). The proposed project will create two single-family lots that meet this requirement.

The LJSP also contains goals for residential development that this project will facilitate through its design and location, including:

- a. Provide a high-quality residential environment in La Jolla that respects its relationship to the sea, to hillsides and to open space.

The project proposes a lot split that facilitates the future construction of a single-family home, resulting in two lots that meet the Very Low Residential land use designation. Future development will be required to meet the requirements of the Municipal Code, and the RS-1-4 zone, including, but not limited to, height, setbacks, floor area ratio, and required parking, and the project maintains onsite open space to the extent feasible, including 0.23 acres of Southern Maritime Chapparral, which will be left in its natural state.

- b. Promote the development of a variety of housing types and styles in La Jolla.

By creating two very-low density lots in an area designated for low density housing, the project allows for an additional dwelling unit of the designated type. Because the LJSP already allows for a variety of housing types, the project continues to further this goal.

Accordingly, the proposed subdivision and its design or improvements are consistent with the policies, goals and objectives of the applicable land use plan.

**2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.**

The proposed project will create two lots that meet the lot depth, width, and size requirements of the RS-1-4 zone, with no deviations requested. The dwelling unit to remain on the 6.87-acre lot will continue to meet all the applicable requirements of the RS-1-4 zone, including setbacks, parking, and floor area ratio, and development of a new dwelling unit on the 1.9-acre lot pursuant to Coastal Development Permit No. 2330222 and Site Development Permit No. 1790091 will observe the development requirements of the RS-1-4 zone, including, but not limited to, height, setbacks, floor area ratio, and required parking, with a floor area ratio of .17, where a maximum of .45 is allowed, and 6 parking spaces where a minimum of 2 is required, with no deviations. The building's proposed height is just under 40 feet when measured from the lowest adjoining surface which does not exceed the 30-foot maximum height by more than 10 feet pursuant to SDMC Section 113.0270(a)(2)(B).

**3. The site is physically suitable for the type and density of development.**

The project site consists mostly of developed land primarily landscaped with manicured trees, hedges, lawn, and ground cover, existing residential uses. Environmentally sensitive lands occur onsite in the form of southern maritime chaparral. The project does not propose encroachment into these environmentally sensitive lands. The project creates two lots, one for an existing dwelling unit, and one for a new single-family dwelling unit. The design and siting of the proposed development takes place entirely on disturbed and/or previously developed land and does not propose impacts within the southern maritime chaparral that is located on site. The project's biological resources report did not identify impacts to environmentally sensitive lands on site.

Grading for the project is limited to the building footprint, access, and areas close to the new proposed dwelling unit; it does not fundamentally alter or reshape the site. The proposed dwelling unit is not located in a flood zone as shown on any FEMA map. A geotechnical report was prepared for the project which did not identify undue risk from the project as designed. The project structures are located more than 100 feet from any highly flammable native/naturalized vegetation and brush management is not required. Therefore, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

**4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The project structures and grading were designed to avoid impacts to environmentally sensitive lands both on and off site. All development will occur on disturbed and previously developed land. No impacts to environmentally sensitive lands onsite were identified during project

review. Mitigated Negative Declaration No. 508125 (MND) has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. The MND is the result of an initial study that analyzed the environmental effects of the project. on the project has been mitigated for biological resources, in the form of potential indirect offsite impacts to the Cooper's Hawk.

A Mitigation, Monitoring, and Reporting Program (MMRP) has been prepared with this project to reduce any potential impacts identified in the environmental review process to below a level of significance. The MMRP states that construction should take place outside the breeding period for avian species. If construction must occur during this time, a pre-construction survey for nests must be conducted, and a mitigation plan developed if nests are detected.

**5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.**

The proposed development is consistent with the relevant SDMC, policies, and regulations whose primary focus is the protection of the public's health, safety, and welfare. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of SDMC in effect for this project. Conditions included, but not limited to, an Encroachment Maintenance Removal Agreement for items in the city right-of-way; installation or updates to water and sewer facilities; implementation of storm water construction best management practices (BMPs); a Water Pollution Control Plan (WPCP); issuance of a grading permit, submittal of a geotechnical investigation report or update letter and as-graded geotechnical report following completion of the grading; and execution and recordation of a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands. Such conditions within the permit have been determined necessary to avoid adverse impact upon the public health, safety, and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property and other regulations and guidelines pertaining to the subject property per the SDMC.

Prior to issuance of any grading and/or building permit for the proposed development, the plans shall be reviewed for compliance with all building, electrical, mechanical, plumbing and fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Compliance with these regulations during and after construction will be enforced through building inspections completed by the City's building inspectors.

The project creates two lots that meet the development requirements of the RS-1-4 zone and the density requirements of the LJCP. The project site consists mostly of developed land primarily landscaped with manicured trees, hedges, lawn, and ground cover. Environmentally sensitive lands exist on the property in the form of sensitive biological resources, these resources being 0.23 acres of Southern Maritime Chapparal. The project does not propose encroachment into this area, however, it does not meet the exemption criteria of SDMC 143.0110. Mitigated Negative Declaration No. 508125 (MND) has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. The MND is the result of an initial study that analyzed the environmental effects of the project. This analysis determined that the project could have a potentially significant effect on biological resources, in the form of potential indirect offsite impacts to the Cooper's Hawk.

A MMRP has been prepared with this project to reduce any potential impacts identified in the environmental review process to below a level of significance. The MMRP states that construction should take place outside the breeding period for avian species. If construction must occur during this time, a pre-construction survey for nests must be conducted, and a mitigation plan developed if nests are detected.

The project will require building and grading permits that will be subject to the Building Code, Land Development Code, and accepted engineering standards. Approval of these ministerial permits will ensure the health, safety, and welfare of residents and the public.

**6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

The project site currently contains six private easements which will be preserved as shown on the Tentative Map exhibit. The creation of two lots from one existing lot does not negate or conflict with the rights therein conferred.

**7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.**

The proposed subdivision of an 8.78-acre site into two lots for residential development will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and to preserve environmentally sensitive lands. A concept design has been proposed for the future construction of one single family home; this concept must obey all relevant setbacks, height limits and building codes so as not to impede or inhibit any future passive or natural heating and cooling opportunities. With the independent design of the proposed subdivision each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide, to the extent feasible, for future passive or natural heating and cooling opportunities.

**8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.**

The proposed project is subdivision of an 8.78-acre site into two lots for residential development, one with an existing dwelling unit to remain, and one for a new dwelling unit. Balanced needs for public facilities were taken into consideration with the development of the Community Plan and the projected build-out with the applied zone designations. The subdivision of this parcel into two residential lots is consistent with what was anticipated in the community plan. Environmentally sensitive lands are also present on the site. The project design has taken into account the best use of the land to minimize grading and preserve environmentally sensitive lands.

The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and; that those needs are balanced

## ATTACHMENT 7

(R-[Reso Code])

against the needs for public services and the available fiscal and environmental resources and found that the addition of one additional residential lot for private development is consistent with the housing needs anticipated for the La Jolla Community Planning area.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No. 2330219 is hereby granted to Manchester Foxhill LLC subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
Carrie Lindsay  
Development Project Manager  
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24006936



HEARING OFFICER  
CONDITIONS FOR TENTATIVE MAP NO. 2330219  
**FOXHILL TM/CDP/SDP - PROJECT NO. 508125 [MMRP]**  
ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON \_\_\_\_\_

**GENERAL**

1. This Tentative Map will expire December 2, 2024.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the expiration of the Tentative Map, a Parcel Map to consolidate and subdivide the 8.78-acre property into two (2) Parcels shall be recorded with the County Recorder's office.
4. Prior to the recordation of the Parcel Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Parcel Map.
5. The Tentative Map shall conform to the provisions of Coastal Development Permit No. 230222 and Site Development Permit No. 1790091.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**ENGINEERING**

7. The Tentative Map shall comply with the conditions of Coastal Development Permit No. 2330222 and Site Development Permit No. 1790091.
8. The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written

confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

9. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer
10. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

### **MAPPING**

11. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495. All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
12. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
13. The Parcel Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.
14. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].

15. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."


**PLANNING REQUIREMENTS**

16. Prior to the recordation of the Tentative Map, the Subdivider shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Approval No. 2330219, in accordance with San Diego Municipal Code section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands that will be preserved as shown on Exhibit "A."

**INFORMATION:**

- The approval of this Tentative Map by the Hearing Officer, of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24006936

Page 3	City of San Diego • Information Bulletin 620		May 2020
	City of San Diego Development Services	<b>Community Planning Committee Distribution Form</b>	
Project Name: 7007 Country Club Dr.		Project Number: 508125	
Community: La Jolla			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			
# of Members Yes  16	# of Members No  0	# of Members Abstain  1	
Conditions or Recommendations: Approved on consent: 2/4/21			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Suzanne Weissman			
TITLE: Secretary, LJCPA		DATE: February 06, 2021	
<p align="center"><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>			

	<b>City of San Diego</b> <b>Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<b>Ownership Disclosure Statement</b>	<b>FORM</b> <b>DS-318</b>  October 2017
---	---	---------------------------------------	--

**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:** Foxhill CDP - Boundary Adjustment

**Project No. For City Use Only:** 506125

**Project Address:** 7007 Country Club Dr., La Jolla, CA 92037

**Specify Form of Ownership/Legal Status (please check):**

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. 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.

**Property Owner**

Name of Individual: Manchester Foxhill LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 7007 Country Club Drive  
 City: La Jolla State: CA Zip: 92037  
 Phone No.: 619-678-0406 Fax No.: 619-546-0846 Email: mwaldron@mresorts.com  
 Signature: [Signature] Date: 7-27-21  
 Additional pages Attached: ☐ Yes ☐ No

**Applicant**

Name of Individual: Manchester Foxhill LLC ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 7007 Country Club Drive  
 City: La Jolla State: CA Zip: 92037  
 Phone No.: 619-678-0406 Fax No.: 619-546-0846 Email: mwaldron@mresorts.com  
 Signature: [Signature] Date: 7-27-21  
 Additional pages Attached: ☐ Yes ☒ No

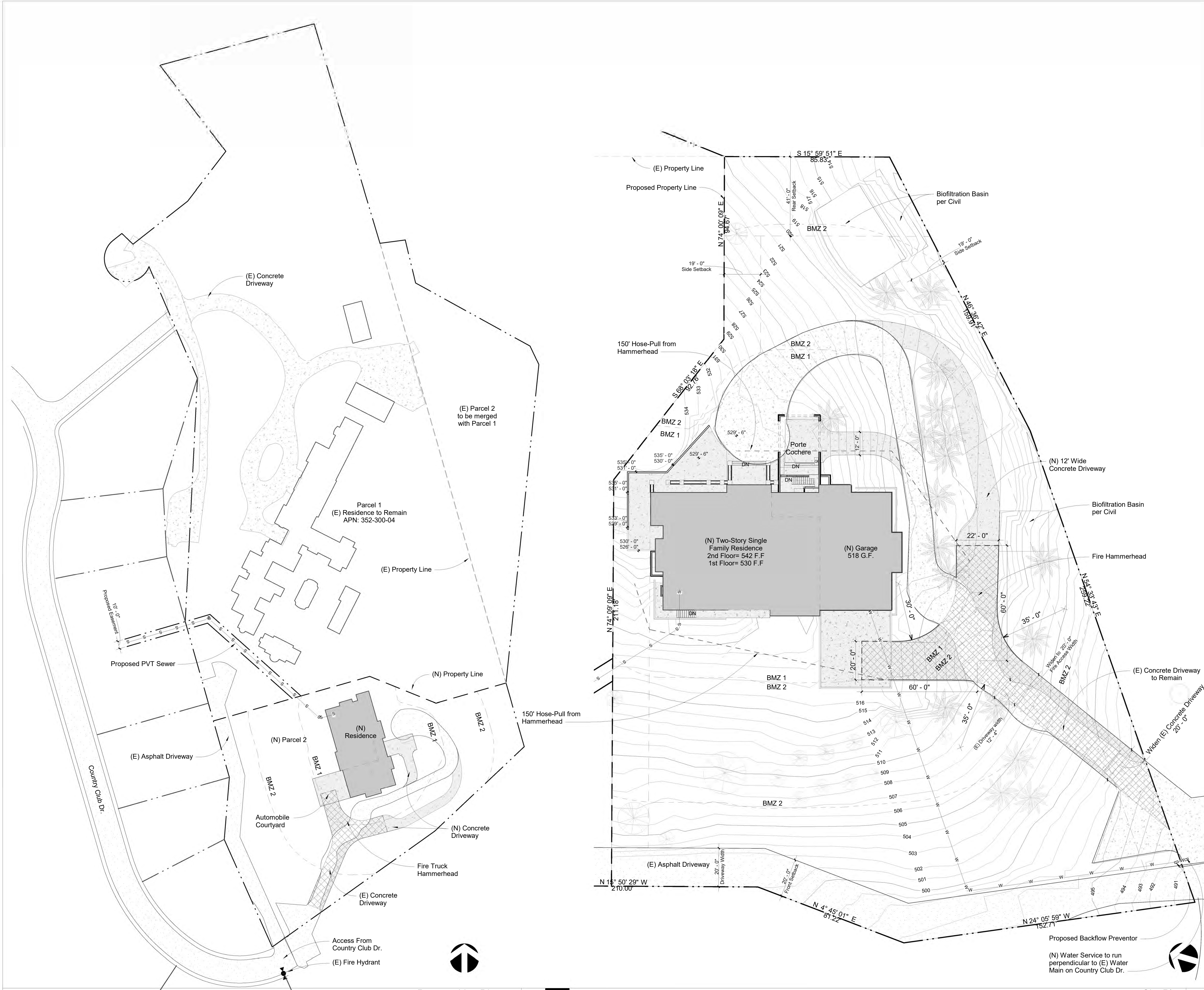
**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached: ☐ Yes ☐ No









### Legend

- Existing Property Line to be relocated
- New Property Line location
- New Private Water Line
- Setback Line
- Proposed Building Footprint
- (E) Concrete Driveway to remain
- (N) Concrete Driveway
- (E) Asphalt Driveway to remain
- Proposed Fire Turnaround 60' Y Style (See note 2 for road design requirements)

### Notes

- No Trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities.
- Fire apparatus road to be maintained & designed to support imposed load of fire apparatus (75,000 lbs.) and shall be surfaced so as to provide all weather driving capabilities.

### Site Calculations

75 Linear Feet of 4' Tall Non-Foundational Retaining Wall and 33 Linear Feet of 5' Tall Non-Foundational Retaining Wall proposed

Name	Projected Area
Total Pervious Area	
Bioretention Basin	2403 SF
Overall Topo	57071 SF
	59474 SF
Total Impervious Area	
(E) Driveway	8220 SF
(N) Driveway	6387 SF
(N) Garage Entrance	1490 SF
Building Pad	9263 SF
	25361 SF

Total New Impervious Area 17,140 SF

**COSTON ARCHITECTS INCORPORATED**  
8415 La Mesa Blvd Suite 4  
La Mesa, CA 91942

**LICENSED ARCHITECT**  
Kent Coston  
C-29876  
Expires 12/31/2021  
STATE OF CALIFORNIA

**Foxhill Boundary Adjustment**  
Site Development Permit, Tentative Map and Coastal Development Permit  
7007 Country Club Dr.  
La Jolla, CA 92037

Site Plan	
DATE	Revision Schedule
06/02/2020	
CAL	
PROJECT	1011.06
	<b>A1.0</b>
	OF



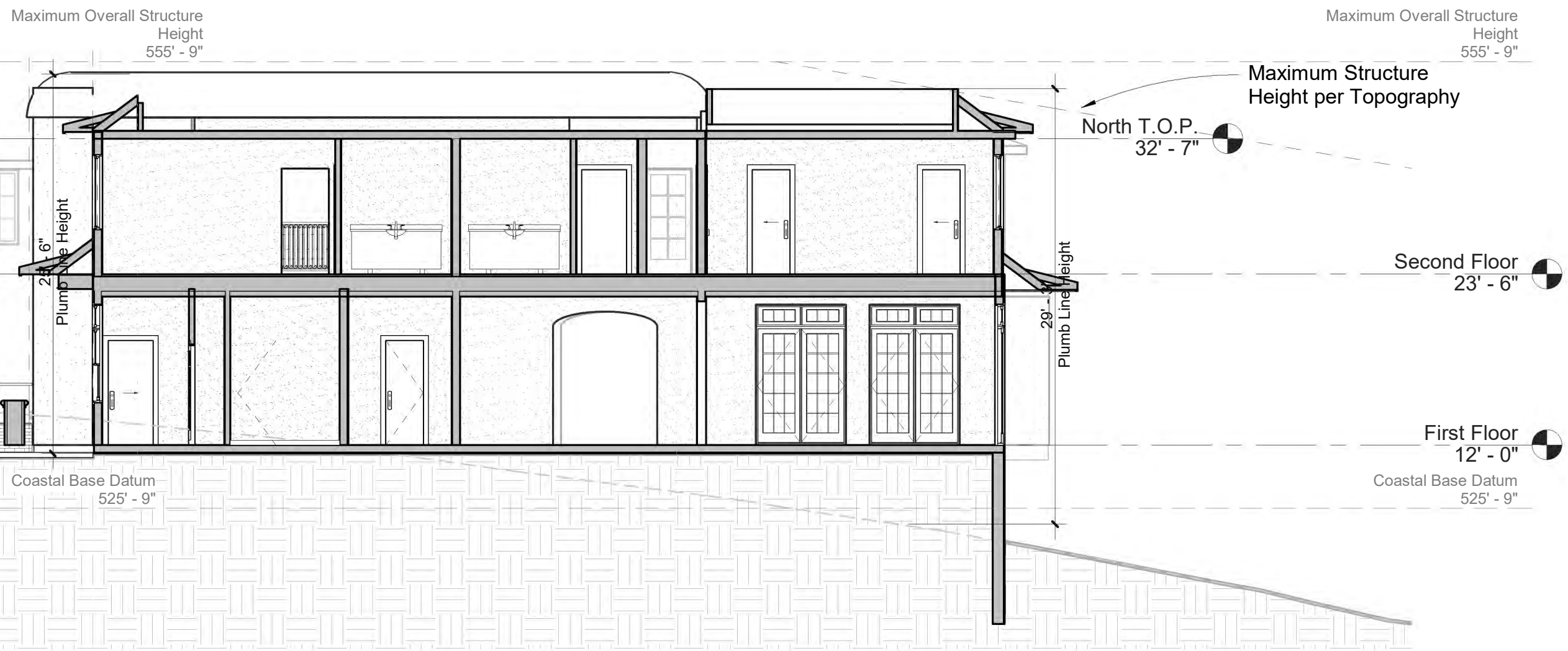
Coastal Height

Coastal Height Datum Calculations:

- Lowest Grade: 515'-9"
- Highest Grade: 529'-2"
- Differential: 13'-5"

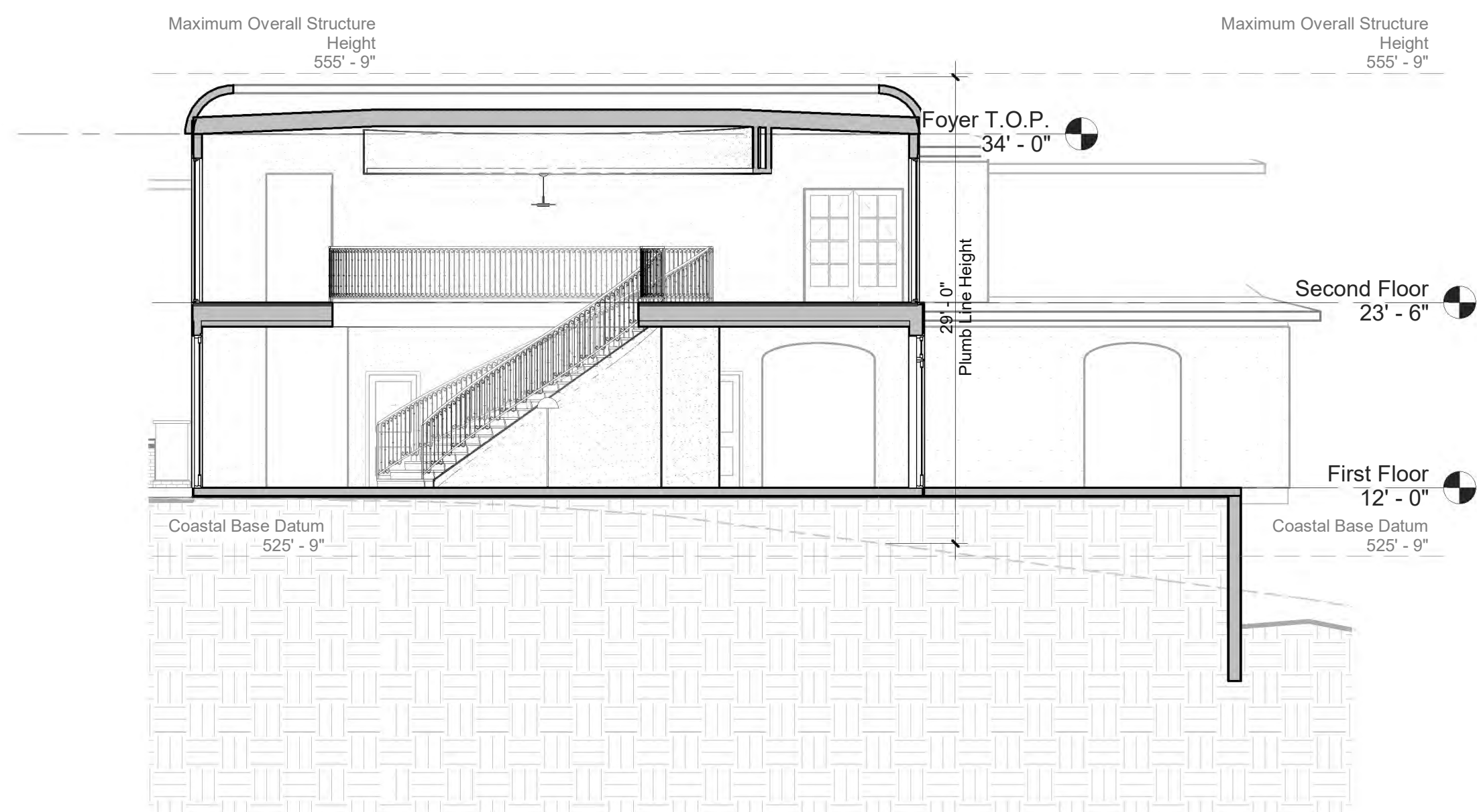
Since differential between lowest and highest grade at 5' distance from structure is greater than 10', 10' Max used as grade differential

- Lowest Grade: 515'-9"
- 10' Grade Differential: 525'-9"
- Max Overall Structure Height Permitted: 555'-9"



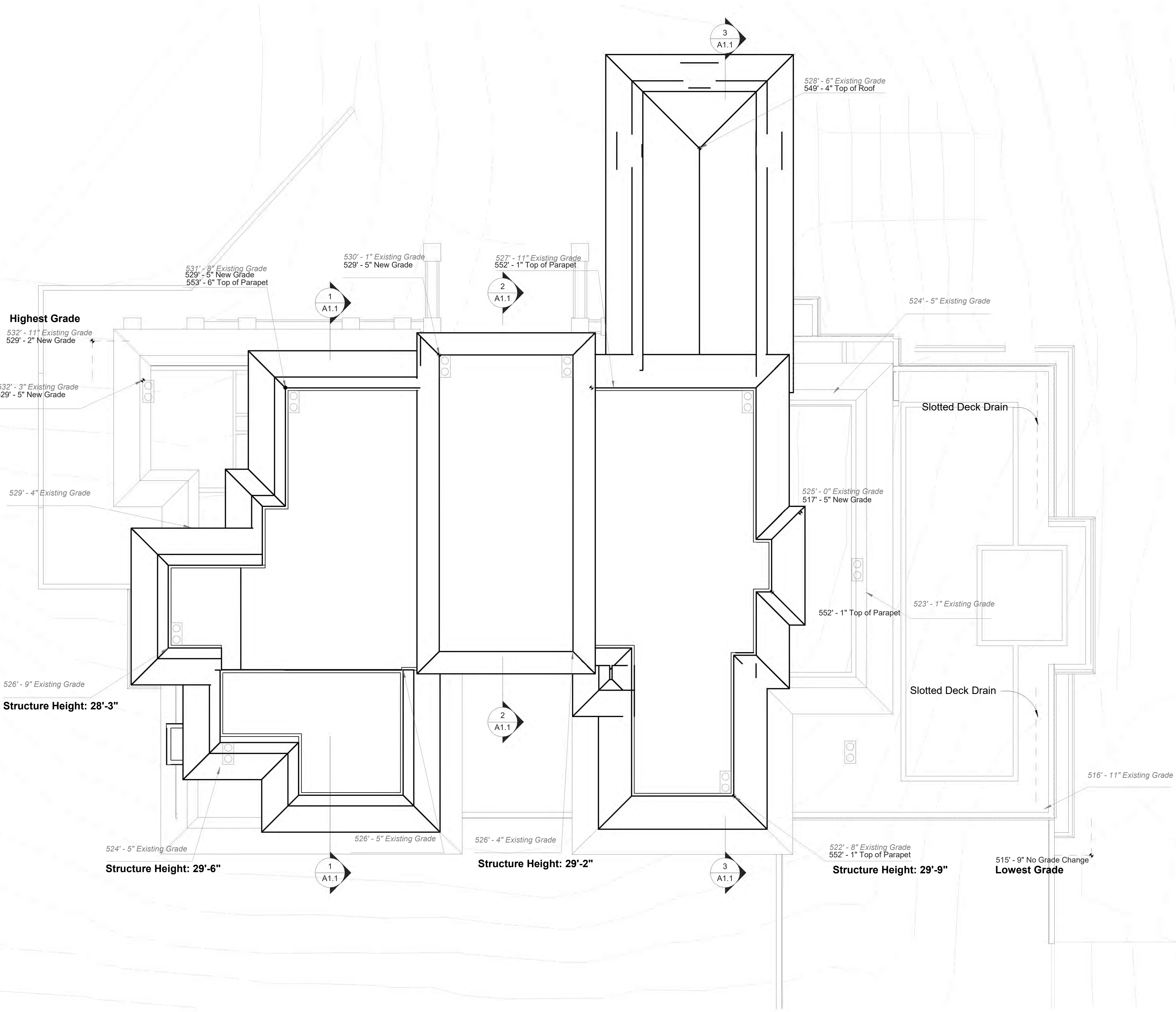
West Coastal Section  
1/8" = 1'-0"

1



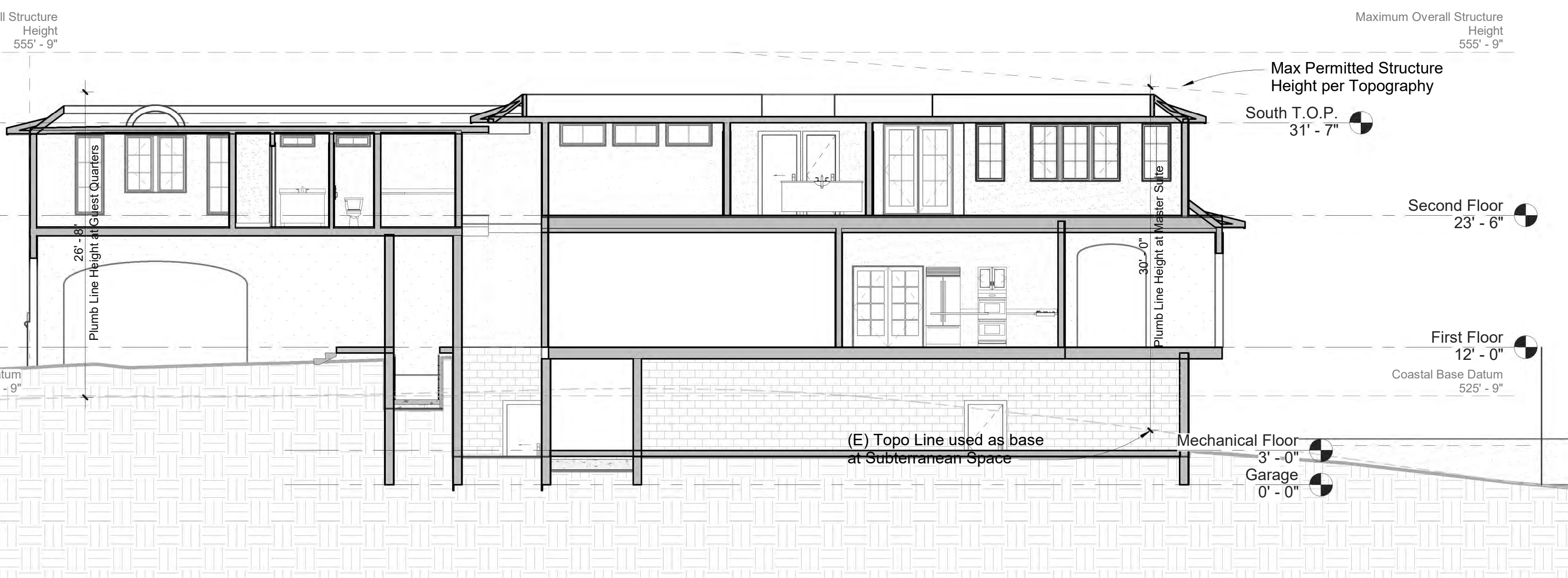
Middle Coastal Section  
1/8" = 1'-0"

2



Roof Plan  
1/8" = 1'-0"

4



East Coastal Section  
1/8" = 1'-0"

3



**COSTON ARCHITECTS INCORPORATED**  
8415 La Mesa Blvd Suite 4  
La Mesa, CA 91942



Kent Coston  
C-29876  
Renewed 2021  
STATE OF CALIFORNIA

**Foxhill Residence and Tentative Map, Coastal Development Permit, Site Development Plan**  
7007 Country Club Dr.  
La Jolla, CA 92037

**Coastal Height Diagrams**

DATE	Revision Schedule
06/02/2020	

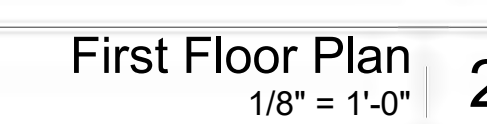
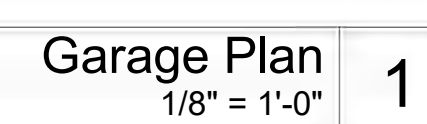
DRAWN	CAI

PROJECT	1011.06

**A1.1**

OF

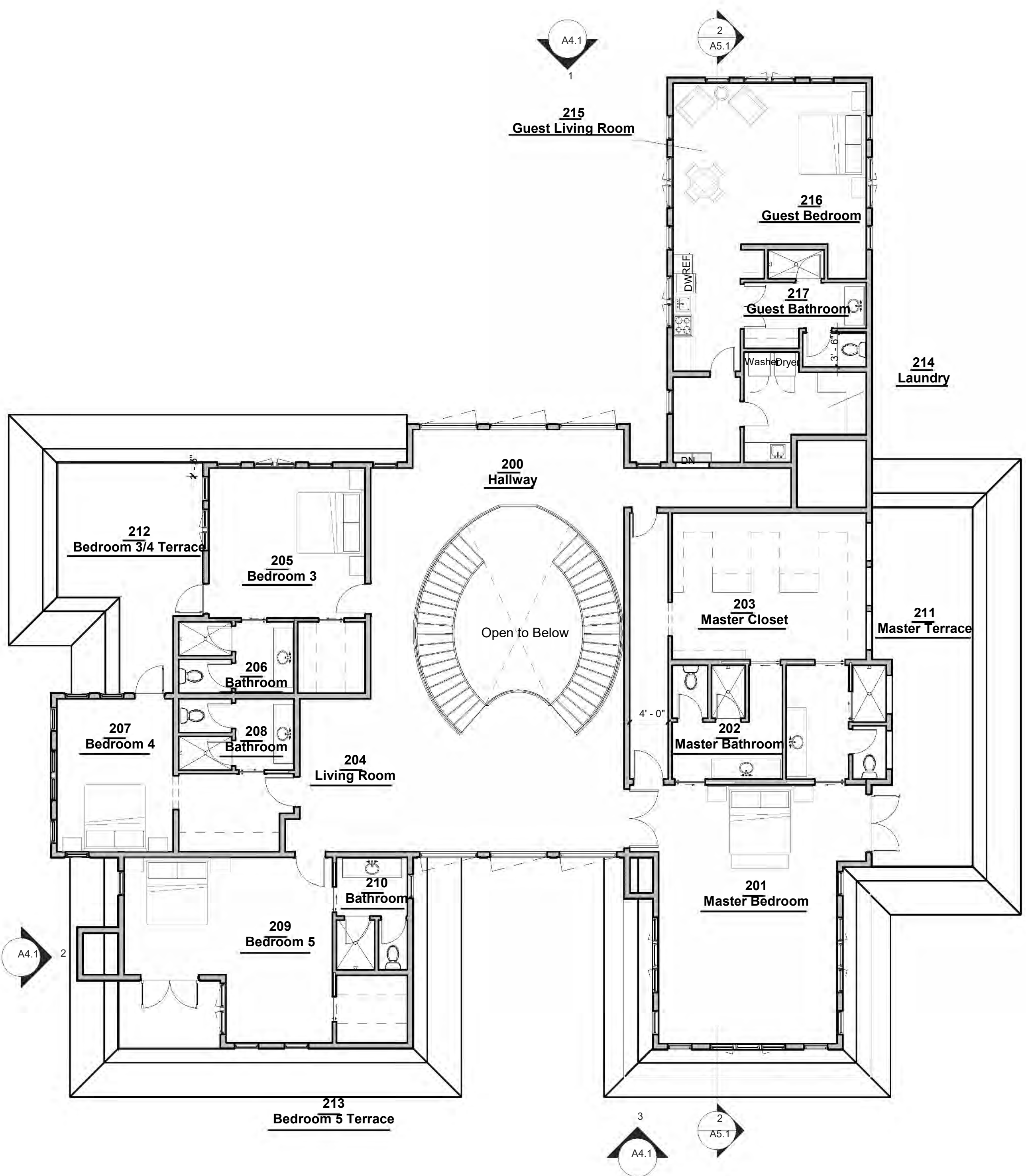




DATE	Revision Schedule	
06/02/2020		
DRAWN		
CAI		
PROJECT		
1011.06	<b>A2.0</b>	
	OF	

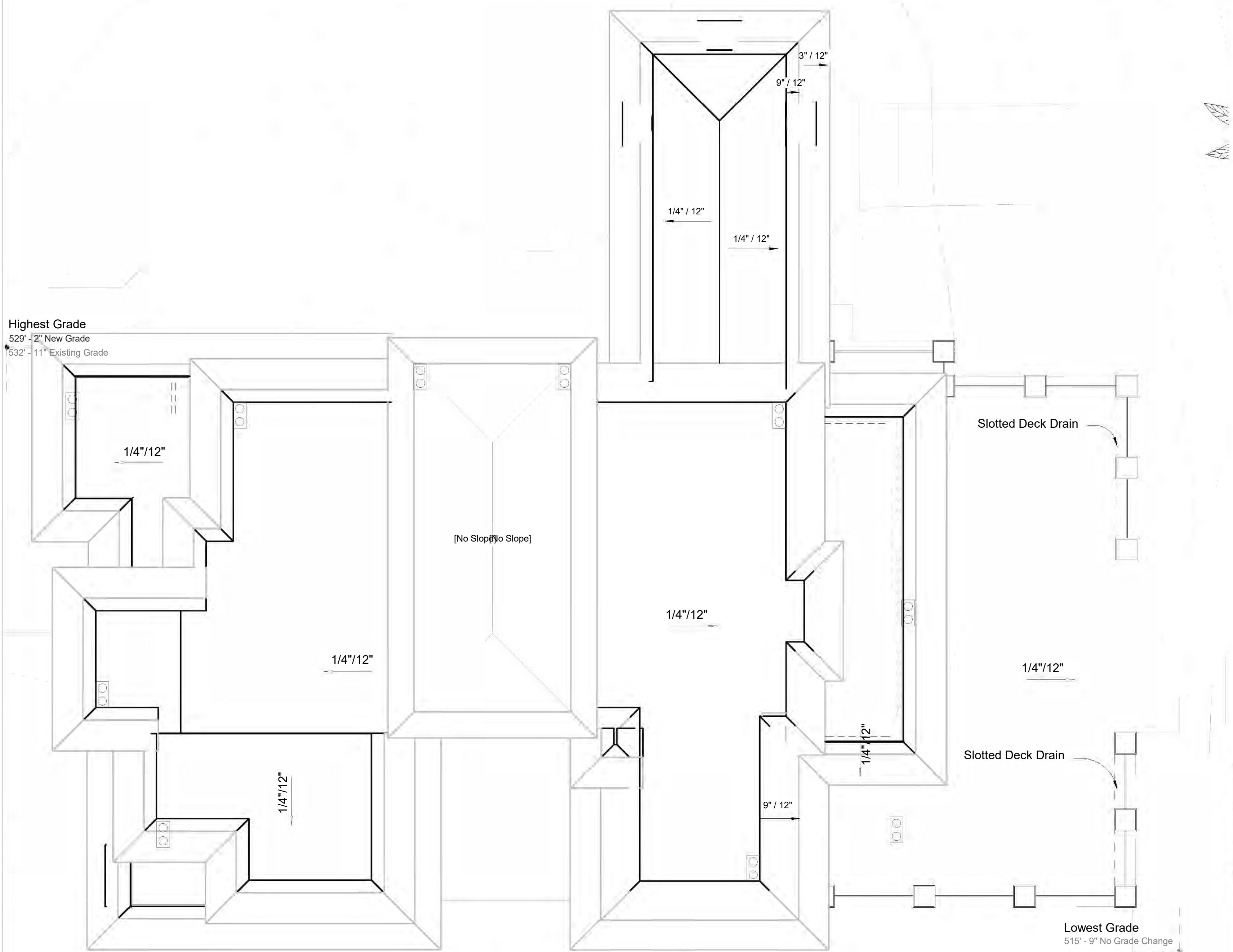
Legend

- Foundational Retaining Wall
- (N) Wall
- (N) Trimmed Opening



Second Floor Plan  
1/8" = 1'-0"

1



Roof Plan  
1/8" = 1'-0"

2



Foxhill Residence and Tentative Map,  
Coastal Development Permit, Site  
Development Plan  
7007 Country Club Dr.  
La Jolla, CA 92037

Second Floor and Roof Plan

DATE	Revision Schedule	
06/02/2020		
DRAWN	CAI	
PROJECT	1011.06	
		A2.1
		OF





North Elevation  
1/8" = 1'-0" 1



West Elevation  
1/8" = 1'-0" 2



South Elevation  
1/8" = 1'-0" 3



East Elevation  
1/8" = 1'-0" 4



**COSTON ARCHITECTS INCORPORATED**

8415 La Mesa Blvd, Suite 4  
La Mesa, CA 91942

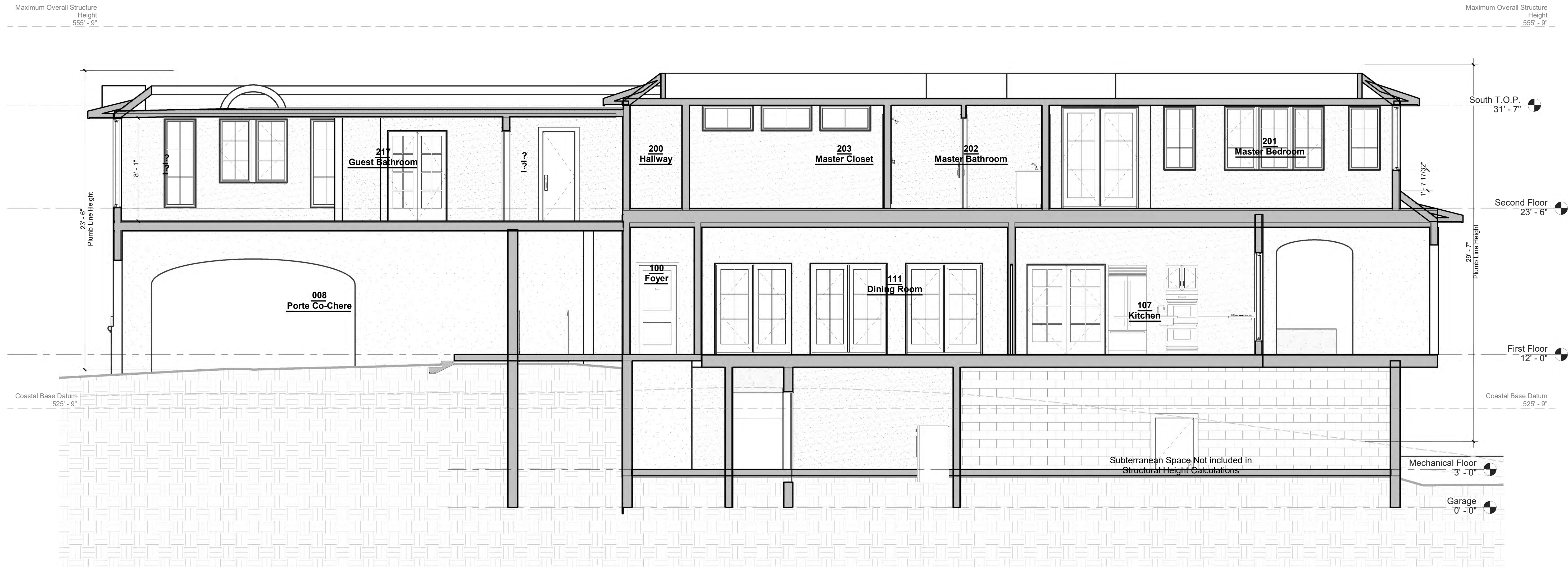


**Foxhill Residence and Tentative Map, Coastal Development Permit, Site Development Plan**

7007 Country Club Dr.  
La Jolla, CA 92037

Elevations	
DATE	Revision Schedule
06/02/2020	
DRAWN	CAI
PROJECT	1011.06
	<b>A4.1</b>
	OF







**COSTON  
ARCHITECTS  
INCORPORATED**

8415 La Mesa Blvd, Suite 4  
La Mesa, CA 91942



**OF CALIFORNIA**

**Foxhill Residence and Tentative Map,  
Coastal Development Permit, Site  
Development Plan  
7007 Country Club Dr.  
La Jolla, CA 92037**

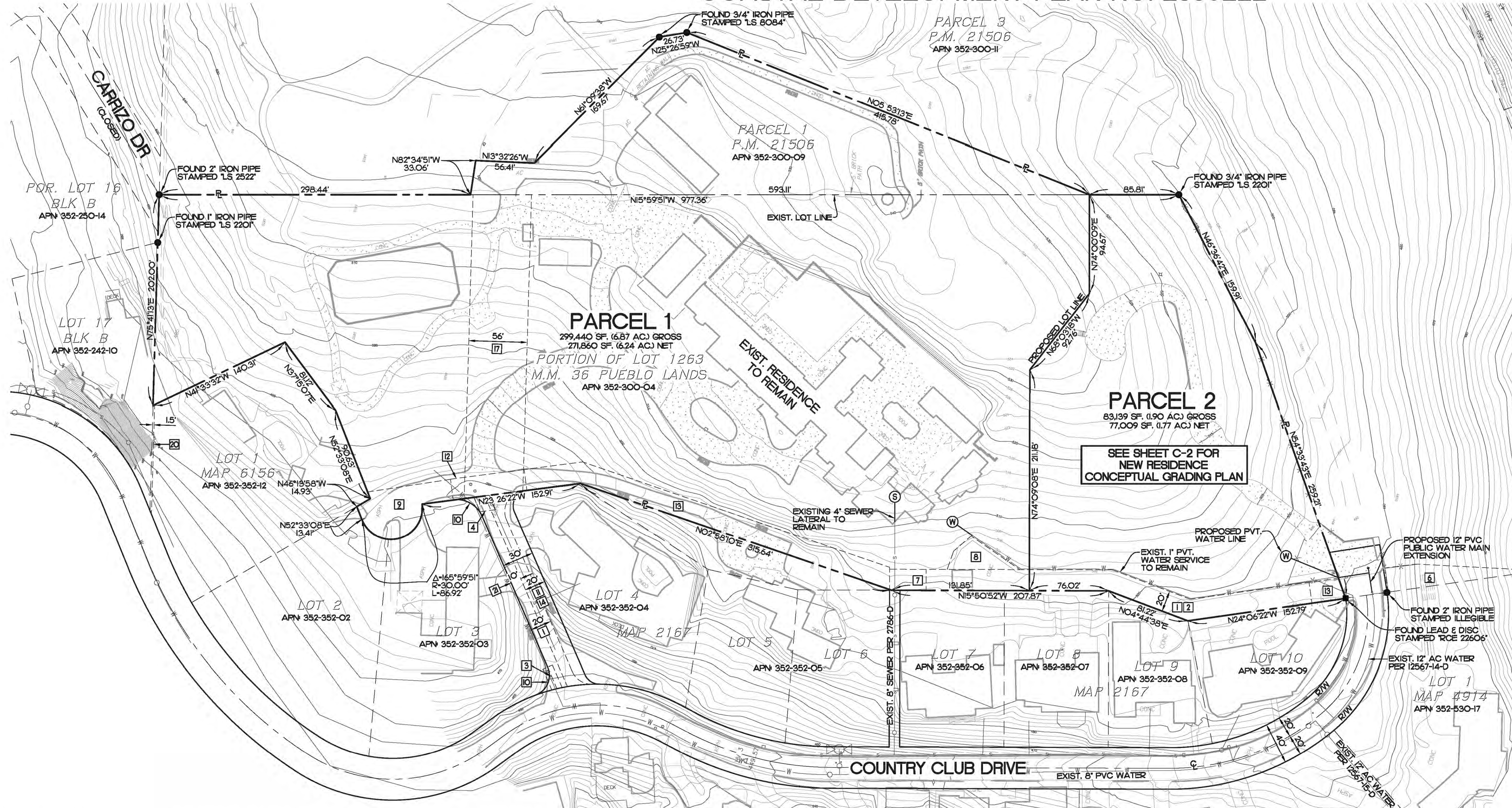
**Building Sections**

DATE	Revision Schedule
06/02/2020	
DRAWN	CAI
PROJECT	1011.06
	<b>A5.1</b>
	OF

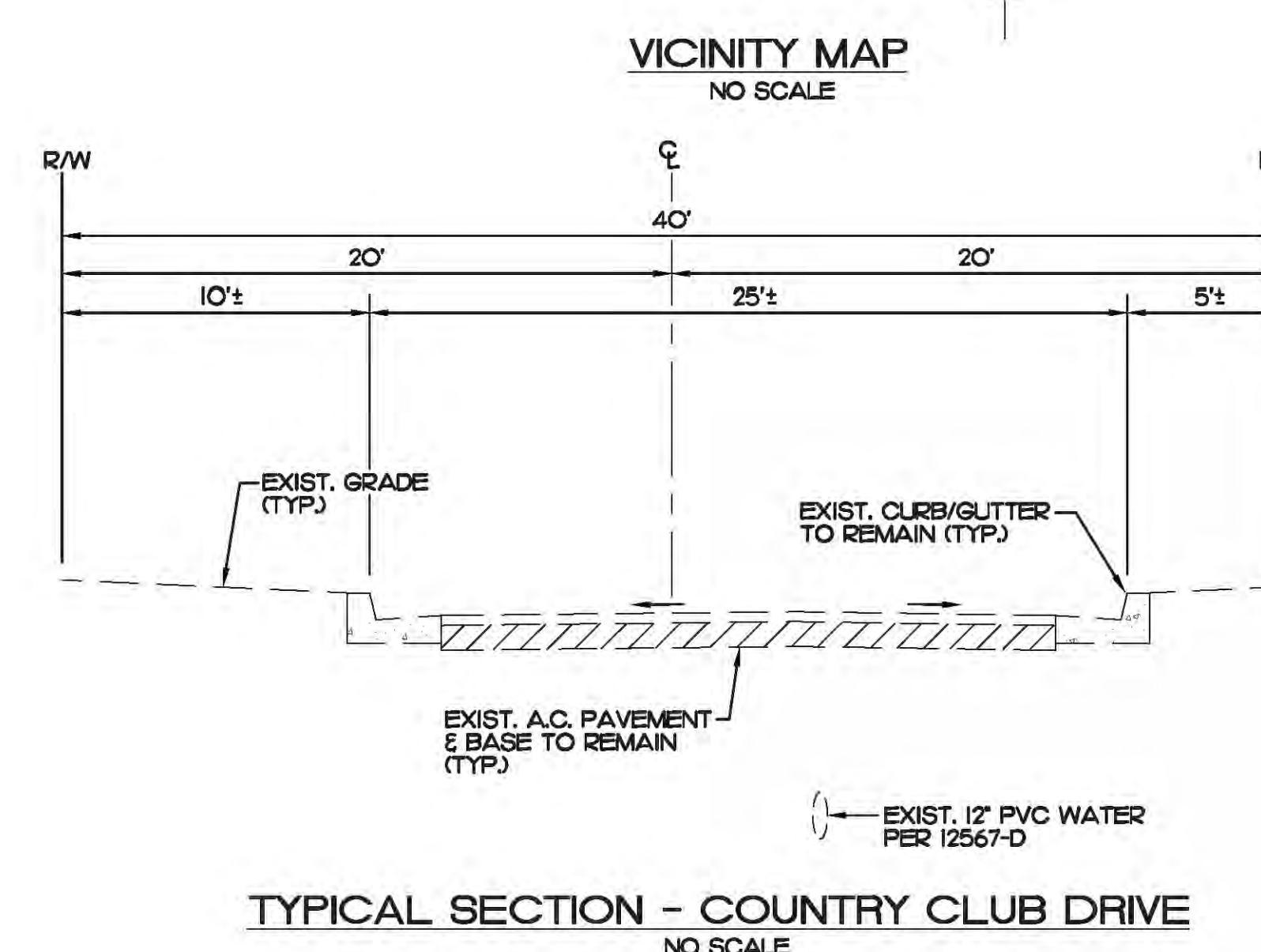
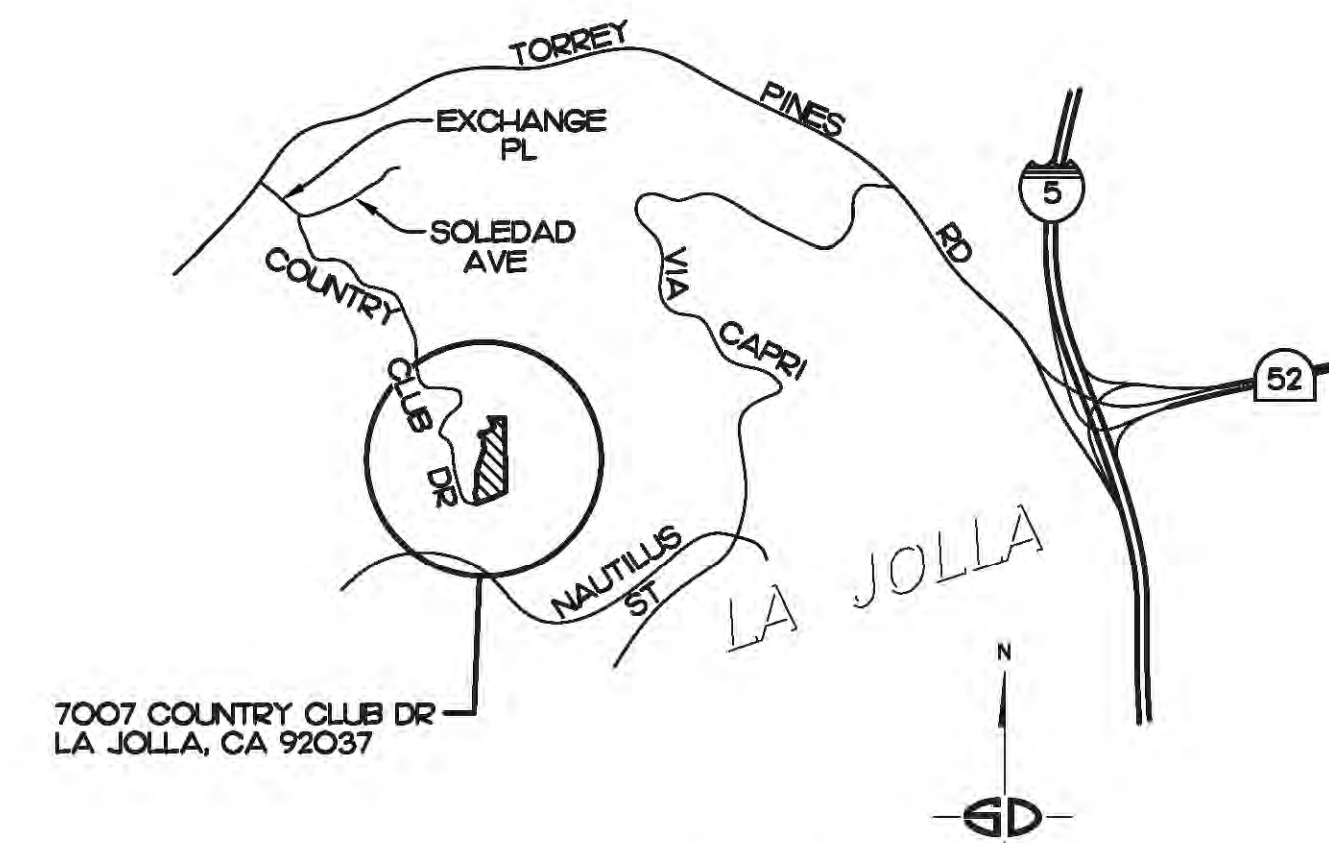
Lateral Section 2  
1/4" = 1'-0"



# FOXHILL RESIDENCE AND TENTATIVE MAP SITE DEVELOPMENT PLAN NO. 1790091 TENTATIVE PLAN NO. 2330219 COASTAL DEVELOPMENT PLAN NO. 2330222



LEGEND	
EXISTING IMPROVEMENTS	
EXISTING CONTOUR	
PROPERTY LINE/TM BOUNDARY	
EXIST. CONC. PAVEMENT	
EXIST. A.C. PAVEMENT	
EXIST. SEWER LATERAL	TO REMAIN
EXIST. WATER SERVICE	TO REMAIN
EXIST. SEWER MAIN	
EXIST. WATER MAIN	
FOUND SURVEY MONUMENTS AS NOTED	
PROPOSED IMPROVEMENTS	
PROPOSED SPOT ELEVATION	
PROPOSED PVT. CONC. PAVEMENT	
PROPOSED PVT. RETAINING WALL	
PROPOSED PVT. BLDG. RETAINING WALL	
PROPOSED PVT. CATCH BASIN	
PROPOSED PVT. STORM DRAIN	
PROPOSED PVT. WATER LINE	
PROPOSED PVT. SEWER LINE	
PROPOSED WATER SVC. P.O.C.	
PROPOSED SEWER LAT. P.O.C.	
PROPOSED ROAD DRAIN P.O.C.	
PROPOSED PVT. SEWER CLEANOUT	
PROPOSED PVT. BROW DITCH W/ ROCK RIP-RAP	
PROPOSED PVT. HEADWALL W/ ROCK RIP-RAP	
PVT. BIOFILTRATION BASIN	SECTIONS A & B, SHT. C-2
PROPOSED SLOPE (2% MAX)	
DIRECTION OF DRAINAGE (1% MIN)	



**PROJECT ADDRESS:**  
7007 COUNTRY CLUB DRIVE  
LA JOLLA, CA 92037

**COORDINATE INDEX:**  
NAD 27 - N 244, E 1689  
NAD 83 - N 1884, E 6249

## TOPOGRAPHIC SOURCE:

PHOTO GEODETIC CORPORATION  
AERIAL MAPPING PROFESSIONALS  
1161 E MAIN ST, #102  
EL CAJON, CA 92021-7150  
AERIAL PHOTOGRAMMETRY  
ON OCTOBER 24, 2008

SWS ENGINEERING, INC.  
251 ALTAMAR DR, #115  
SAN MARCOS, CA 92069  
SUPPLEMENTAL TOPOGRAPHY  
COMPLETED ON JULY 29, 2014  
SNIPES-DYE ASSOCIATES  
8348 CENTER DR, SUITE G  
LA MESA, CA 91942  
SUPPLEMENTAL TOPOGRAPHY  
COMPLETED ON DECEMBER 18, 2019

**BENCHMARK:**  
CITY OF SAN DIEGO BENCH MARK, BEING A BRASS  
PLUG ON THE NORTH CURB AT THE SOUTHERLY  
TERMINUS, HOUSE NUMBER 6892 COUNTRY CLUB  
DRIVE, NGVD 29 ELEVATION 489.253'

**BASIS OF BEARINGS:**  
THE NORTH-WESTERLY BOUNDARY LINE OF PARCEL 3  
OF PARCEL MAP NO. 21506, I.E. N15°59'51"W.

## GRADING TABULATIONS:

TOTAL PROJECT BOUNDARY SITE AREA	382,579 SF. (8.78 AC)
ON-SITE AREA TO BE GRADED	25,862 SF. (0.59 AC)
OFF-SITE AREA TO BE GRADED	0 SF. (0 AC)
PERCENT OF TOTAL ON-SITE TO BE GRADED	6.8%
EXISTING IMPERVIOUS SURFACES	91,848 SF. (2.11 AC)
PROPOSED NEW & REPLACED IMPERVIOUS SURFACES	16,143 SF. (0.37 AC)
TOTAL SOIL DISTURBED AREA	25,862 SF. (0.59 AC)
TOTAL AREA TO BE GRADED	25,862 SF. (0.59 AC)
RETAINING WALL TOTAL LENGTH	433'
MAX. HEIGHT	5.0'
AMOUNT OF CUT	1,710 C.Y.
AMOUNT OF FILL	1,500 C.Y.
AMOUNT OF IMPORT MATERIAL	210 C.Y.
AMOUNT OF EXPORT MATERIAL	0 C.Y.
MAXIMUM HEIGHT OF FILL SLOPES	6' (2% MAX)
MAXIMUM HEIGHT OF CUT SLOPES	4.5' (2% MAX)
MAX. CUT FOR REMEDIAL EARTHWORK	0'

## ZONING INFORMATION:

EXISTING/PROPOSED ZONE RS-1+4  
COASTAL HEIGHT LIMITATION OVERLAY ZONE  
COASTAL OVERLAY ZONE  
PARKING IMPACT OVERLAY ZONE

## LEGAL DESCRIPTION:

352-300-04  
PORTION OF PUEBLO LOT 1263 OF THE PUEBLO LANDS  
OF SAN DIEGO, ACCORDING TO MAP THEREOF MADE  
BY JAMES PASCOE IN 1870, KNOWN AS MISC. MAP NO.  
36 RECORDER NOVEMBER 14, 1921 IN THE OFFICE OF  
THE COUNTY RECORDER OF SAN DIEGO COUNTY.

352-300-09  
PARCEL 1 OF PARCEL MAP 21506, RECORDER  
OCTOBER 11, 2017 IN THE OFFICE OF THE COUNTY  
RECORDER OF SAN DIEGO COUNTY.

## GENERAL NOTES:

- ASSESSOR'S PARCEL NUMBER 352-300-04 & 352-300-09
- SUBDIVISION AREA: 382,579 SF. (8.78 AC)
- TOTAL NUMBER OF RESIDENTIAL PARCELS: 2  
PARCEL 1: 271,860 SF. (6.24 AC) NET / 299,440 SF. (6.87 AC) GROSS  
PARCEL 2: 77,009 SF. (1.77 AC) NET / 83,139 SF. (1.91 AC) GROSS
- UTILITIES: SEWER AND WATER - CITY OF SAN DIEGO  
STORM DRAIN - CITY OF SAN DIEGO  
GAS AND ELECTRIC - SAN DIEGO GAS & ELECTRIC  
TELEPHONE - AT&T  
FIRE & POLICE - CITY OF SAN DIEGO  
TELEVISION - COX COMMUNICATION & SPECTRUM  
SCHOOL DISTRICT - SAN DIEGO UNIFIED
- THIS IS NOT A CONDOMINIUM PROJECT.
- NO WALLS, FENCES OR SHRUBS HIGHER THAN 36" WILL BE  
PROPOSED IN THE VISIBILITY AREAS.
- ADDRESS NUMBERS FOR THE PROPOSED BUILDING ON  
PARCEL 2 SHALL BE VISIBLE AND LEGIBLE FROM  
THE STREET OR ROAD FRONTING THE PROPERTY.
- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN  
STORM WATER RUNOFF ONTO ADJACENT PROPERTIES.

## REQUESTED APPROVALS:

- COASTAL DEVELOPMENT PERMIT.
- MINOR SUBDIVISION TENTATIVE PARCEL MAP.
- SITE DEVELOPMENT PERMIT.

## REFERENCES:

2786-D 8" SEWER MAIN  
12567-D 12" WATER MAIN  
PARCEL MAP 21506  
MAPS 2167, 4914

## SETBACK (TABLE 131-04D)

FRONT YARD: 20'  
SIDE YARD: 0.08 X WIDTH  
REAR YARD: 20'

## MAPPING NOTE:

PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, A PARCEL MAP  
TO CONSOLIDATE AND SUBDIVIDE THE PROPOSED PROPERTIES  
INTO TWO (2) PARCELS SHALL BE RECORDED WITH THE COUNTY  
RECORDER'S OFFICE.

## EASEMENTS:

- ROAD & UTILITY EASEMENT RECORDED  
JULY 16, 1940 IN BOOK 1047, PAGE 234,  
O.R. (PRIVATE)
- ROAD & UTILITY EASEMENT RECORDED  
FEBRUARY 17, 1954 IN BOOK 5144, PAGE 52,  
O.R. (PRIVATE)
- ACCESS AND UTILITY EASEMENT  
GRANTED TO PACIFIC TELEPHONE AND  
TELEGRAPH COMPANY RECORDED  
JUNE 17, 1955 IN BOOK 5684, PAGE 528,  
O.R. (PRIVATE)
- ACCESS AND UTILITY EASEMENT GRANTED  
TO SOUTHERN CALIFORNIA GAS CO. RECORDED  
JULY 15, 1956 IN BOOK 6211, PAGE 59, O.R. (PRIVATE)
- CABLE TELEVISION FACILITIES EASEMENT  
GRANTED TO SOUTHERN CALIFORNIA GAS CO.  
RECORDED DECEMBER 17, 1993 IN BOOK AS  
DOCUMENT NO. 1993-085285 O.R. (PRIVATE) UNPLOTTABLE
- MAINTENANCE OF FENCE AND  
LANDSCAPING EASEMENT RECORDED  
JULY 15, 2013 AS DOCUMENT NO.  
2013-0438693, O.R. (PRIVATE)
- GARDEN AREA EASEMENT RECORDED  
SEPTEMBER 23, 2013 AS DOCUMENT  
NO. 2013-0580834, O.R. (PRIVATE)
- TRIANGULAR AREA EASEMENT  
RECORDED SEPTEMBER 23, 2013 AS  
DOCUMENT NO. 2013-0580835, O.R. (PRIVATE)
- PVT. ACCESS & ROAD EASEMENT  
RECORDED SEPTEMBER 25, 2013 AS  
DOCUMENT NO. 2013-0585765, O.R. (PRIVATE)
- PVT. ACCESS & ROAD EASEMENT  
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